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Wakefield Street, London, N18 2AG  
£325,000

- Kings Are Pleased To Present This
- 21ft Through Lounge
- First Floor Bathroom
- Just Off Fore Street
- Double Glazing

**\*\*CLICK FOR VIDEO TOUR\*\*** KINGS are pleased to present this Two Bedroom End of Terrace House conveniently located close to Fore Street. This bright and airy family home boasts an entrance hall, a 21ft open plan through lounge, a fitted kitchen and SEPARATE UTILITY ROOM, two double bedrooms and a FIRST FLOOR BATHROOM. Further features include double glazing, gas central heating and a 44ft paved garden with a shed.

Angel Edmonton is renowned for its variety of shops and also boasts a number of coffee shops and restaurants within walking distance. Nothing is too far away with SILVER STREET STATION, A406 Access, North Middlesex Hospital and local schools all within easy reach. The property is situated between two of the biggest redevelopment projects in North London, being the ongoing improvements around White Hart Lane and the exciting MERIDIAN WATER PROJECT set to bring new homes, business, leisure and Cross Rail transport links.

#### FRONT DOOR TO:

#### ENTRANCE HALLWAY 8'0 x 4'0 (2.44m x 1.22m)

With carpet, doors to:

#### THROUGH-LOUNGE 21'2 x 11'8 (6.45m x 3.56m)

With double glazed windows to front and rear gardens, picture rail, double radiator, electric fire, Tv point, telephone point, carpet.,

- Two Bedroom End Of Terrace House
- Fitted Kitchen With Separate Utility Room
- 44ft Paved Rear Garden
- Close To Silver Street Station
- Gas Central Heating

#### KITCHEN

##### 9'1 x 5'6 (2.77m x 1.68m)

With double glazed window to rear gardens, range of wall and base units work tops over, sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, electric oven, gas hob, tiled floor

#### UTILITY

##### 6'2 x 4'11 (1.88m x 1.50m)

#### STAIRCASE TO FIRST FLOOR LANDING

With doors to:

#### BEDROOM ONE

##### 13'10 x 7'5 (4.22m x 2.26m)

With double glazed window to front, single radiator, Tv point, laminated wood style floor

#### BEDROOM TWO

##### 11'3 x 8'8 (3.43m x 2.64m)

With double glazed window to rear gardens, single radiator, Tv point, carpet.

#### BATHROOM/WC

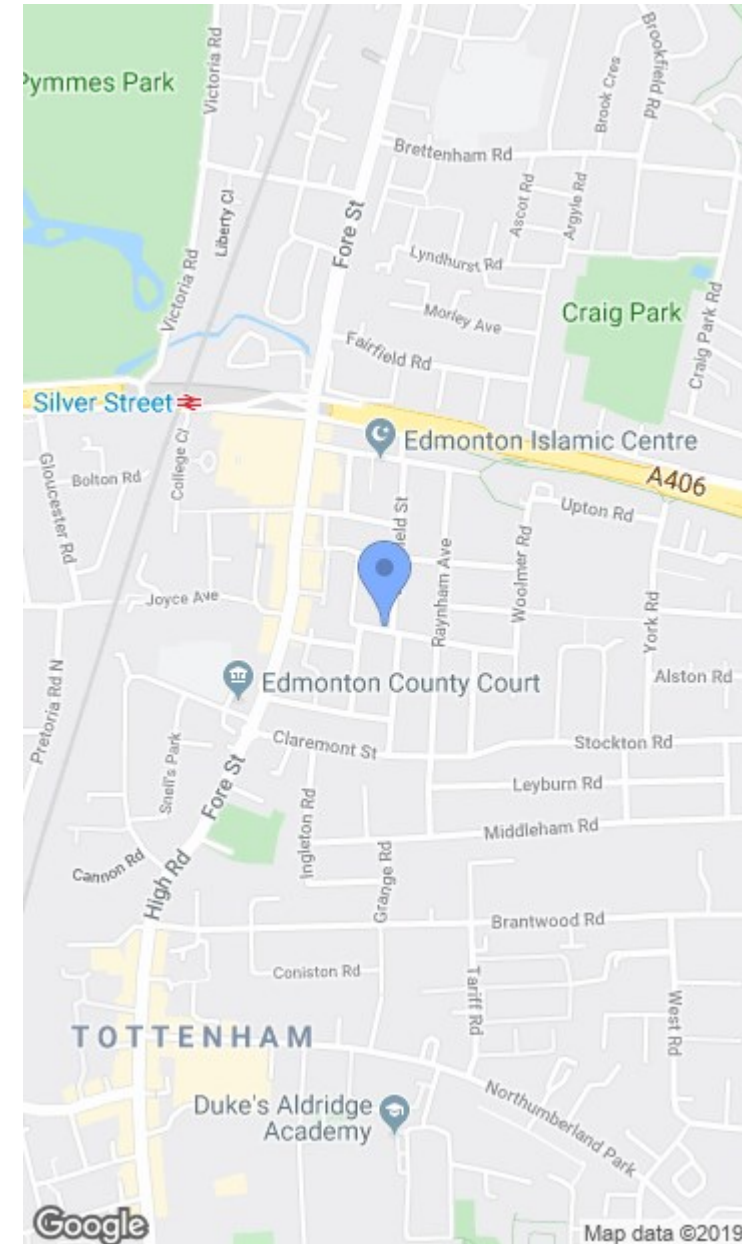
##### 5'11 x 5'6 (1.80m x 1.68m)

With double glazed frosted window to front, low level wc, pedestal wash hand basin, panel enclosed bath with shower, part tiled walls, carpet.

#### EXTERIOR: 44'0(APPROX) REAR GARDENS

With side access, timber shed, water connection,

#### FRONT GARDENS







Approximate Gross Internal Area  
 GROUND FLOOR = 331 sq ft / 30.75 sq m  
 FIRST FLOOR = 262 sq ft / 24.34 sq m  
 SHED = 40 sq ft / 3.72 sq m  
 Total = 633 sq ft / 58.81 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)