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Amersham Avenue, London, N18 1DT
£399,995

- Kings Are Pleased To Present This
- Extended 1930's Style
- 17ft x 13ft Open Plan Kitchen/Living Space
- Modern First Floor Shower Room
- Double Glazing

****CLICK FOR VIDEO TOUR**** KINGS are pleased to present this Three Double Bedroom Terraced House with OFF STREET PARKING. The spacious and EXTENDED 1930's style property is spread across three floors boasting a bay fronted reception room, a STUDY ROOM, a large 17ft x 13ft OPEN PLAN KITCHEN/LIVING SPACE, a modern first floor shower room and a master loft bedroom with EN SUITE. Further features include double glazing and a 40FT SOUTH FACING REAR GARDEN.

With Silver Street and WHITE HART LANE train stations close by it is well connected to the City with regular services to London Liverpool Street, access to the A10 and A406 North Circular roads are within easy reach too. The property benefits from being just a SHORT WALK AWAY from NORTH MIDDLESEX HOSPITAL and Fore Street with all the shops, restaurants and amenities, in our opinion this makes a great base for a family looking to live or as a sound investment.

DOUBLE GLAZED FRONT DOOR TO:

ENTRANCE PORCH

3'3 x 2'6 (0.99m x 0.76m)

With double glazed frosted window to rear gardens, power, tiled floor, doors to:

LOUNGE

15'0 x 12'0 (4.57m x 3.66m)

With double glazed window to front, storage heater, coved ceiling, center rose, picture rail, dado rail, TV point, telephone point, staircase to first floor landing, tiled floor.

FURTHER HALLWAY

11'2 x 7'1 (3.40m x 2.16m)

With power, storage heater, understairs storage, laminated wood style floor.

STUDY

11'2 x 7'8 (3.40m x 2.34m)

With dado rail, coved ceiling, power, laminated wood style floor.

KITCHEN/DINER

17'8 x 13'10 (5.38m x 4.22m)

With double glazed patio doors to rear gardens, range of wall and base units work tops over, stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, electric cooker, extractor, TV point, coved ceiling, storage, heater, TV point, part tiled walls, laminated wood style floor.

STAIRCASE TO FIRST FLOOR LANDING

7'8 x 5'4 (2.34m x 1.63m)

With storage heater, dado rail, picture rail, laminated wood style floor, staircase to second floor.

BEDROOM TWO

11'9 x 9'11 (3.58m x 3.02m)

With double glazed window to front, wardrobes, picture rail, laminated wood style floor.

BEDROOM THREE

10'8 x 7'4 (3.25m x 2.24m)

With double glazed window to rear gardens, wardrobes, laminated wood style floor.

SHOWER/WC

7'8 x 5'4 (2.34m x 1.63m)

With low level wc, wall mounted wash hand basin with mixer taps, shower, extractor, heated towel rail, spotlights, tiled walls and floor.

STAIRCASE TO:

BEDROOM ONE/LOFT

15'2 x 13'8 (4.62m x 4.17m)

With double glazed window to rear gardens, storage heater, carpet to:

EN-SUITE SHOWER/WC

5'7 x 5'3 (1.70m x 1.60m)

With double glazed window to rear gardens, low level wc, wash hand basin into vanity unit, shower, storage, spotlights, extractor, tiled walls and floor.

EXTERIOR: REAR PAVED GARDENS

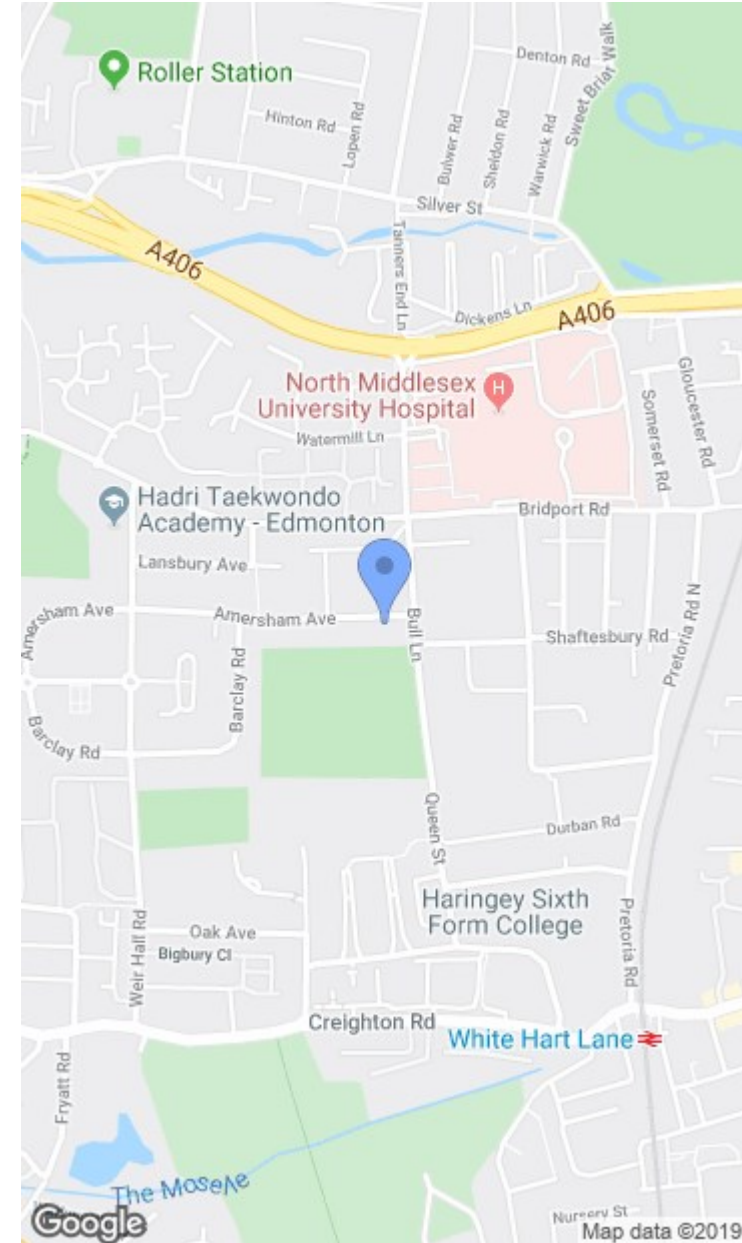
approx 40'0 (approx 12.19m)

South facing with raised borders, shrubs, water connection, lighting, shed.

FRONT GARDENS

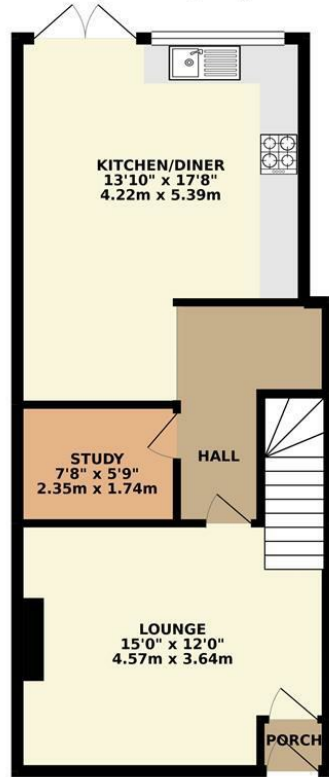
With Off Street Parking

- Three Bedroom Terraced House
- Off Street Parking
- Study Room
- En-Suite to Master Bedroom
- 40ft South Facing Garden

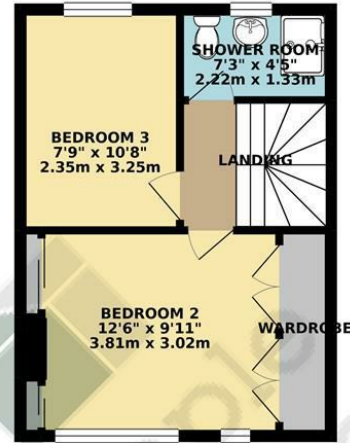




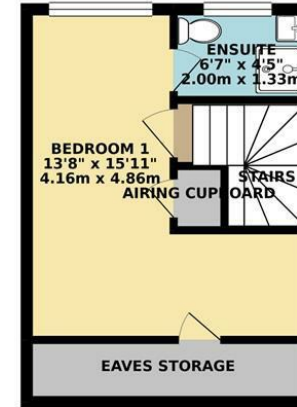
GROUND FLOOR 515.33 sq. ft.
(47.88 sq. m.)



1ST FLOOR 308.48 sq. ft.
(28.66 sq. m.)



2ND FLOOR 258.89 sq. ft.
(24.05 sq. m.)



Temple
Chambers
CHARTERED SURVEYORS

TOTAL FLOOR AREA : 1082.70 sq. ft. (100.59 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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