



www.kings-group.net

6 Church Street
Edmonton N9 9DX
Tel: 02083500100

York Road, Edmonton, N18 2JX
£379,995

****CLICK FOR VIDEO TOUR**** KINGS have the pleasure of offering this Three Bedroom Terraced House with a DRIVEWAY in Upper Edmonton, N18. This 1930's built bay fronted family home benefits from TWO RECEPTION ROOMS, a separate kitchen, a FIRST FLOOR BATHROOM, and a lovely low maintenance garden with rear access. Further features include gas central heating and double glazing.

Nothing is too far away with Silver Street and Meridian Water Stations, A406 Access, North Middlesex Hospital and local schools all close by. The immediate area known as Angel Edmonton is renowned for its sheer variety of shops, coffee shops and restaurants along Fore Street all within walking distance, whilst in the other direction you have a retail park including Ikea.

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
11'9 x 5"4 (3.58m x 1.52m'1.22m)

With double glazed frosted window to front, ,coved ceiling, double radiator,power, staircase to first floor landing, carpet, doors to:

RECEPTION ONE
13'7 x 11'1 (4.14m x 3.38m)
With double glazed window to front,, coved ceiling, center rose, single radiator, TV point, telephone point,, carpet.

RECEPTION TWO
11'1 x 10'3 (3.38m x 3.12m)
With double glazed patio doors to rear gardens, single radiator, Tv point, gas fire, carpet

KITCHEN
8'3 x 6'1 (2.51m x 1.85m)
With double gazed window and 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, electric cooker, part tiled walls, lino floor

STAIRCASE TO FIRST FLOOR LANDING
7'8 x 5'11 (2.34m x 1.80m)
With access to loft,, power, carpet,, doors to:

BEDROOM ONE
13'7 x 10'6 (4.14m x 3.20m)
With double glazed window to front, double radiator, wardrobes, carpet,

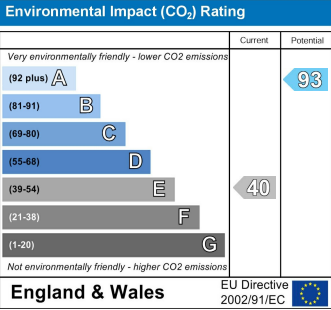
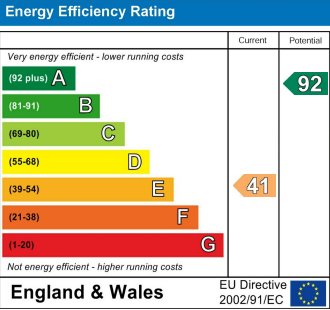
BEDROOM TWO
11'4 x 10'6 (3.45m x 3.20m)
With double glazed window to rear garden, wardrobes, single radiator, carpet.

BEDROOM THREE
7'11 x 5'11 (2.41m x 1.80m)
With double glazed window to front, single radiator, carpet.

BATHROOM/WC
6'5 x 5'10 (1.96m x 1.78m)
With double glazed frosted window to rear, low level wc, pedestal wash had basin, panel enclosed bath with mixer taps and shower,

EXTERIOR:REAR 43'0 X 18'0 (APPROX) GARDENS
With rear access, water connection, water connection, lighting, patio, shed, lawn, shrubs

FRONT GARDENS
With Off Street Parking



GROUND FLOOR 35.2 sq. m.
(379 sq. ft.)

1ST FLOOR 35.2 sq. m.
(379 sq. ft.)



York Road, Edmonton, N18
TOTAL FLOOR AREA: 70.4 sq. m. (757 sq. ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropac 1/2012

