



www.kings-group.net

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Edmonton N9 9DX
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Hester Road, London, N18 2RQ
£419,995

- Kings Are Pleased To Present This
- 1930's Build
- Extended Kitchen/Diner
- Modern First Floor Bathroom
- Close To All Amenities

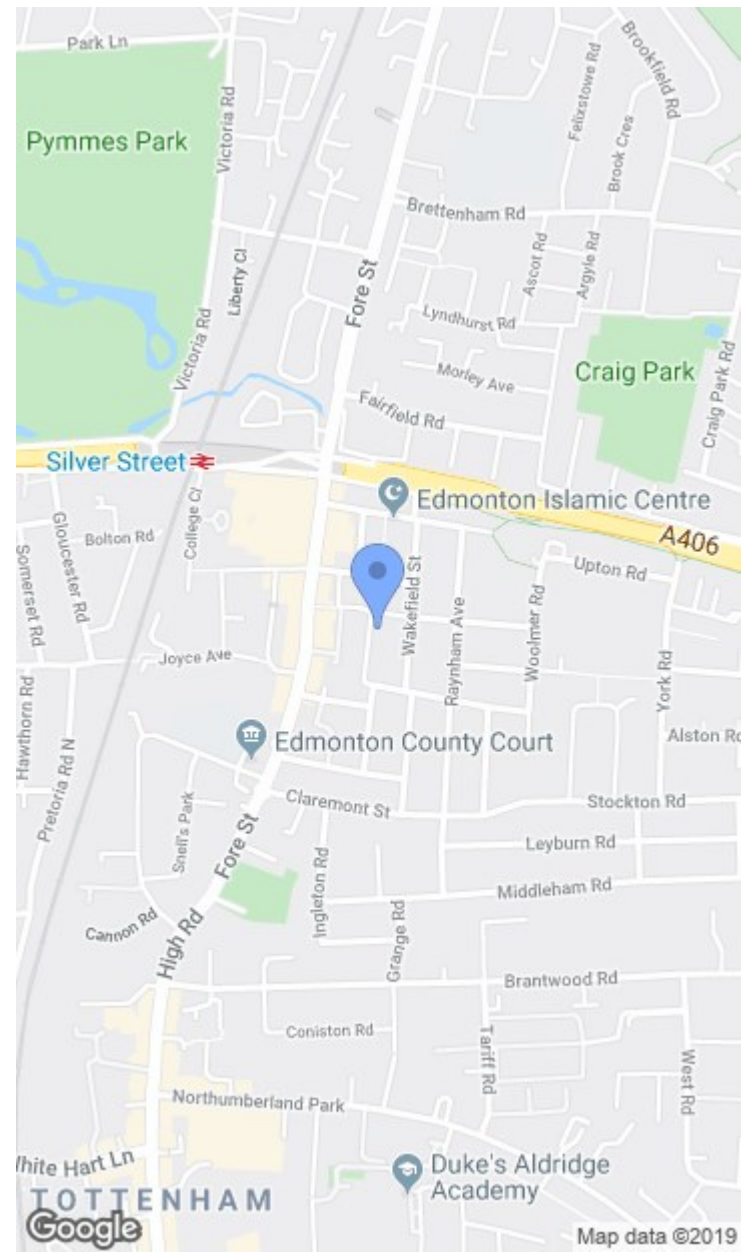
****CLICK FOR VIDEO TOUR**** KINGS are pleased to present this EXTENDED Three Bedroom Terraced House in Upper Edmonton, N18 available on a CHAIN FREE basis. This 1930's built bay fronted family home benefits from TWO RECEPTION ROOMS, a study room, a DOWNSTAIRS WC, a large kitchen/diner, a MODERN FIRST FLOOR BATHROOM, and a low maintenance garden with brick built shed. Further features include combi gas central heating and double glazing. We feel that this would be ideal as a family home or investment due to the space offered throughout.

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.

- PORCH**
5'5 x 2'5 (1.65m x 0.74m)
- ENTRANCE HALLWAY**
16'1 x 5'8 (4.90m x 1.73m)
- RECEPTION ONE**
14'9 x 11'2 (4.50m x 3.40m)
- RECEPTION TWO**
11'11 x 10 (3.63m x 3.05m)

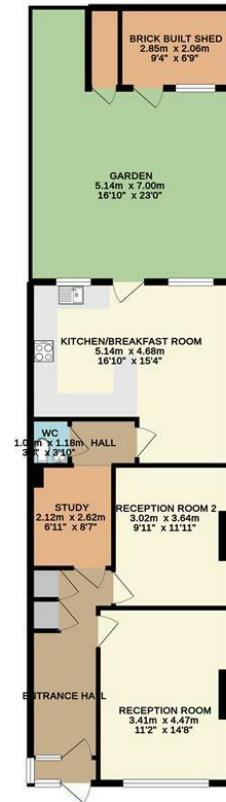
- Three Bedroom Terraced House
- Two Reception Rooms
- Study Room & Downstairs WC
- Gas Central Heating & Double Glazing
- Chain Free

- RECEPTION THREE / STUDY**
8'6 x 6'10 (2.59m x 2.08m)
- HALLWAY**
4'10 x 3'1 (1.47m x 0.94m)
- GROUND FLOOR WC**
4'1 x 3'3 (1.24m x 0.99m)
- KITCHEN / DINER**
16'4 x 11'4 x 15'6 x 7'1 (4.98m x 3.45m x 4.72m x 2.16m)
- FIRST FLOOR LANDING**
9'6 x 6'2 (2.90m x 1.88m)
- BEDROOM ONE**
12'6 x 11'1 (3.81m x 3.38m)
- BEDROOM TWO**
13'11 x 10'6 (4.24m x 3.20m)
- BEDROOM THREE**
8'7 x 6'3 (2.62m x 1.91m)
- BATHROOM**
5'11 x 5'8 (1.80m x 1.73m)
- GARDEN**
22 (approx) (6.71m (approx))
- BRICK BUILT SHED**
12 x 6'9 (3.66m x 2.06m)

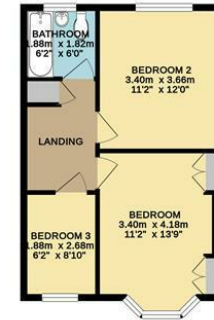




GROUND FLOOR 73.3 sq. m.
(789 sq. ft.)



1ST FLOOR 38.7 sq. m.
(416 sq. ft.)



Temple
Chambers
CHARTERED SURVEYORS

Hester Road, Edmonton, N18

TOTAL FLOOR AREA: 111.9 sq. m. (1205 sq. ft.) 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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