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Northumberland Gardens, Edmonton, N9 9LN
£499,995

- Kings Are Proud To Present This
- Bay Fronted 1930's Build
- Ground Floor Utility/Cloakroom
- Luxury First Floor Bathroom
- Gas Central Heating

****CLICK FOR VIDEO TOUR**** KINGS are proud to present this IMPRESSIVE Three Bedroom Terraced House in IMMACULATE CONDITION. This double bay fronted 1930's built home is extremely well presented throughout having been PROFESSIONALLY REFURBISHED to a very high standard. The property is in a sought after location having Edmonton Green station and shopping centre within walking distance, along with a collection of local shops and the lovely Pymmes Park close by.

Upon entering via the porch you are greeted by a welcoming entrance hall leading through to a bright and SPACIOUS 24ft through lounge providing both living and dining areas, a large MODERN HIGH SPEC KITCHEN/breakfast room with integrated appliances and skylights, along with a separate UTILITY/CLOAKROOM. Upstairs there are three good sized bedrooms with built in storage and a LUXURY fully tiled bathroom, whilst outside is a 30ft approx garden with a sheltered patio area.

There are also the added features of refitted combi gas central heating and double glazing, along with the potential to add off street parking or extend into the loft (stp). We feel that this is perfect for any family having been improved immensely by the current owners with great attention to detail, making this property ideal and READY TO MOVE STRAIGHT IN.

PORCH

5'7 x 4"1 (1.70m x 1.22m'0.30m)

Double glazed to front and side, tiled floor to:

ENTRANCE HALLWAY

11'8 x 5'6 (3.56m x 1.68m)

With double glazed window to front, spotlights, single radiator, staircase to first floor landing, with understairs storage, coved ceiling, laminated wood style floor, doors to:

THROUGH LOUNGE

24'2 x 12'1 (7.37m x 3.68m)

With double glazed window to front, coved ceiling, two double radiators, TV point, telephone point, laminated wood style floor, double doors to:

KITCHEN

17'2 x 12'10 (5.23m x 3.91m)

With double glazed window and patio doors to rear garden, two skylights, range of wall and base units with work tops over, stainless

steel sink unit, plumbing for dishwasher, space for American style fridge/freezer, integrated gas hob, integrated electric oven, integrated microwave, extractor hood, spotlights, part tiled walls laminated wood style floor.

GROUND FLOOR CLOAKROOM/UTILITY

7'8 x 5'5 (2.34m x 1.65m)

With low level wc, wash hand basin with mixer taps, wall and base units with work tops over, extractor, plumbing for washing machine, tiled walls and floor.

STAIRCASE TO FIRST FLOOR LANDING

6'9 x 6'3 (2.06m x 1.91m)

With coved ceiling, access to loft, laminated wood style floor, doors to:

BEDROOM ONE

14'9 x 11'6 (4.50m x 3.51m)

With double glazed window to front, fitted wardrobes, coved ceiling, single radiator, laminated wood style floor.

BEDROOM TWO

11'7 x 11'7 (3.53m x 3.53m)

With double glazed window to rear gardens, fitted wardrobes, coved ceiling, double radiator, laminated wood style floor.

BEDROOM THREE

9'2 x 6'3 (2.79m x 1.91m)

With double glazed window to front, coved ceiling, single radiator, laminated wood style floor.

BATHROOM/WC

7'5 x 6'2 (2.26m x 1.88m)

With double glazed frosted window to rear, low level wc, was hand basin into vanity unit, panel enclosed bath with mixer taps and shower, extractor, heated towel rail, tiled walls and floor.

EXTERIOR: REAR GARDEN

30'0 approx (9.14m approx)

With lawn, shrubs, water connection, lighting, sheltered patio.

FRONT GARDEN

Potential for off street parking (stp).

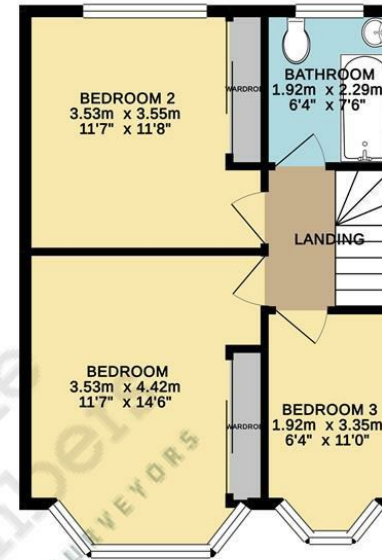
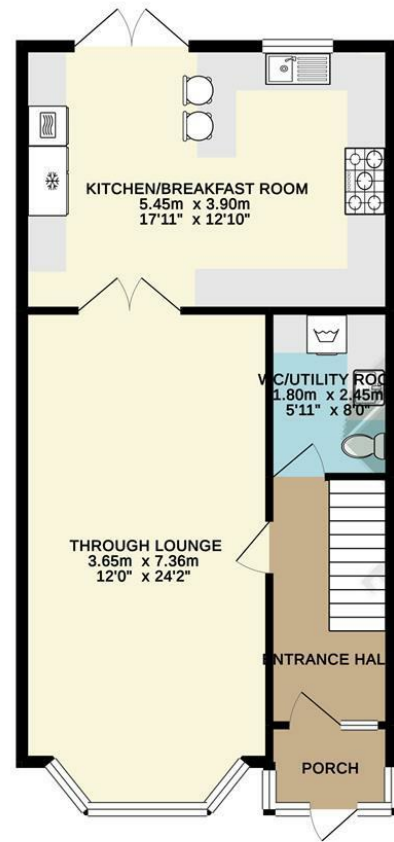
- Three Bedroom Terraced House
- Large Kitchen/Breakfast Room With Appliances
- Spacious 24ft Through Lounge
- Approx 30ft Rear Garden
- Double Glazing





GROUND FLOOR
60.4 sq. m. (650 sq. ft.) approx.

1ST FLOOR
41.8 sq. m. (449 sq. ft.) approx.



Northumberland Gardens, Edmonton, N9

TOTAL FLOOR AREA: 102.2 sq. m. (1100 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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