



www.kings-group.net

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Queens Road, Edmonton, N9 0RB
£375,000

- Kings Have The Pleasure Of Bringing This
- 1900's Build
- Large Kitchen/Diner
- Paved Rear Garden
- Walking Distance to Edmonton Green Station & Shops

****CLICK FOR VIDEO TOUR**** KINGS have the pleasure of bringing you this 1900's built Three Bedroom End Of Terrace House on the doorstep of Edmonton Green Station. This cottage style period family home features a n entrance porch, a 24FT THROUGH LOUNGE, further down the hall there is a LARGE KITCHEN/DINER, a ground floor bathroom and a low maintenance paved garden. On the first floor there are three good sized bedrooms particularly the master bedroom which spans the full width of the property.

The promising N9 LOCATION means that Edmonton Green Train Station and Shopping Centre are within WALKING DISTANCE along with an array of local shops and restaurants for convenience. The Lower Edmonton area known as 'The Green' has undergone extensive regeneration and has benefited from major improvements in recent years ranging from redesigned public areas, upgraded transport links, added shopping facilities, whilst still retaining its famous indoor market.

PORCH TO: DOUBLE GLAZED FRONT DOOR TO:
2'11 x 2'10 (0.89m x 0.86m)

Clad walls and ceiling, lino floor to:

ENTRANCE HALLWAY
20'9 x 4'8 (6.32m x 1.42m)

With single radiator, power, staircase to first floor landing, dado rail, laminated wood style floor, doors to:

THROUGH-LOUNGE
23'11 x 8'10 (7.29m x 2.69m)

With double glazed window to front, two single radiators, coved ceiling, Tv point, telephone point laminated wood style floor.

KITCHEN
12'7" x 6'3" (3.86m x 1.93m)

With double glazed window 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, gas hob, electric oven, extractor. single radiator, part tiled walls, tiled floor.

FURTHER HALLWAY
6'2 x 2'9 (1.88m x 0.84m)

With double glazed frosted window to side, storage, tiled floor, to:

GROUND FLOOR BATHROOM/WC
7'2 x' 5'9 (2.18m x' 1.75m)

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

STAIRCASE TO FIRST FLOOR LANDING
11'8 x 4'8 (3.56m x 1.42m)

With dado rail, storage, access top loft, doors to:

BEDROOM ONE
13'10 x 11'6 (4.22m x 3.51m)

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

BEDROOM TWO
11'4 x 8'10 (3.45m x 2.69m)

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

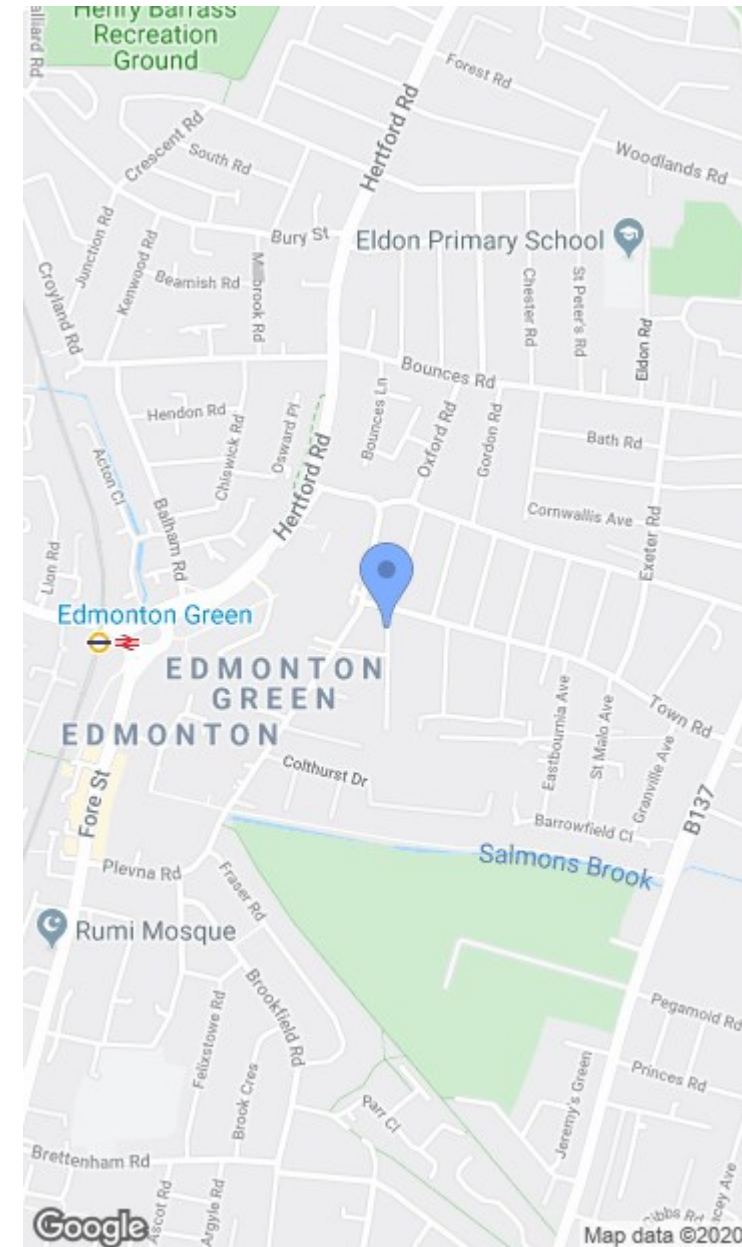
BEDROOM THREE
9'3 x 7'4 (2.82m x 2.24m)

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

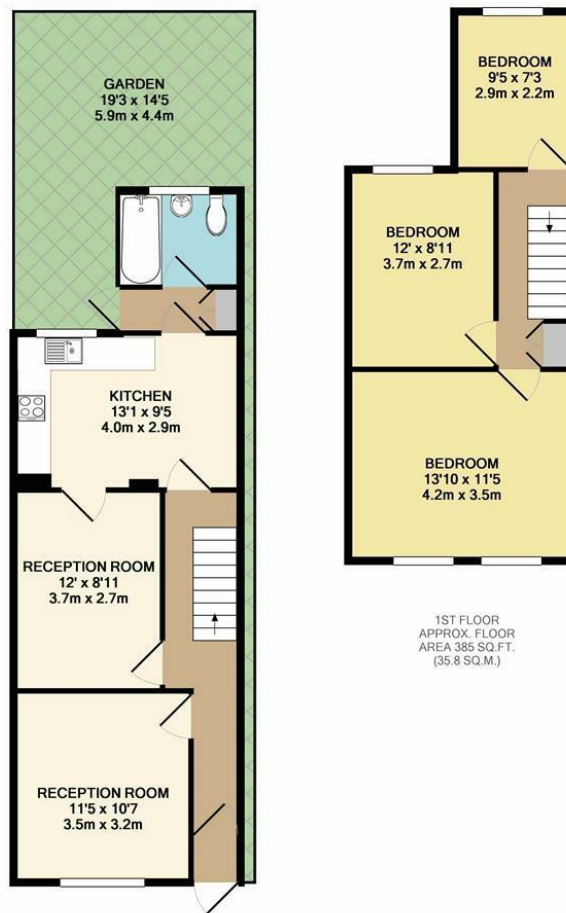
EXTERIOR: REAR PAVED GARDEN
20'0 approx (6.10m approx)

With shrubs, water connection, lighting.

- Three Bedroom End Of Terrace House
- 24ft Through Lounge
- Ground Floor Bathroom
- Double Glazing & Gas Central Heating
- Well Presented Throughout







GROUND FLOOR
APPROX. FLOOR
AREA 503 SQ.FT.
(46.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 888 SQ.FT. (82.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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