



[www.kings-group.net](http://www.kings-group.net)

6 Church Street  
Edmonton N9 9DX  
Tel: 02083500100

Bounces Road, London, N9 8HX  
£370,000

- Kings Are Delighted To Offer This
- 1900's Build
- Ground Floor Bathroom
- Double Glazed Windows & Gas Central Heating
- Walking Distance To Edmonton Green Train Station

**\*\*CLICK FOR VIDEO TOUR\*\*** KINGS are delighted to offer this **CENTRALLY LOCATED** Three Bedroom Terraced House conveniently positioned within **WALKING DISTANCE** of shops and transport links, also perfect for the close by Edmonton green shopping centre and train station. This 1900's built property is ideal both as a residential home or a sound investment, having all amenities within close proximity including schools and an array of restaurants along Hertford Road.

The spacious family home offers plenty of potential throughout featuring an entrance porch, a through lounge providing both living and dining spaces, a good sized kitchen, a **GROUND FLOOR BATHROOM** and a **50FT REAR GARDEN**. Further benefits include gas central heating and double glazed windows.

#### FRONT DOOR TO:

##### ENTRANCE HALLWAY

**12'0 x 2'10 (3.66m x 0.86m)**

With stairs to first floor landing, coved and textured ceiling, single radiator, power points, laminated wood style flooring.

##### RECEPTION ROOM ONE

**12'8 x 11'7 (3.86m x 3.53m)**

With double glazed window to front, coved and textured ceiling, single radiator, TV point, phone point, power points, carpeted flooring.

##### RECEPTION ROOM TWO

**12'1 x 10'5 (3.68m x 3.18m)**

With double glazed window to rear gardens, coved ceiling, single radiator, power points, carpeted flooring.

##### KITCHEN

**9'5 x 8'0 (2.87m x 2.44m)**

With double glazed window to side, part tiled walls, range of base and wall units with roll top work surfaces, stainless

steel sink and drainer unit, plumbed for washing machine and dishwasher, free standing gas cooker, hood extractor, space for fridge/ freezer, spotlights, power points, lino flooring.

##### HALLWAY

**3'2 x 5'4 (0.97m x 1.63m)**

With double glazed opaque window to side, storage cupboard, lino flooring.

##### BATHROOM

**7'11 x 5'7 (2.41m x 1.70m)**

With double glazed opaque window to rear, part tiled walls, electric heater, single radiator, panel enclosed bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity unit under, low level W.C, tiled flooring.

##### FIRST FLOOR LANDING

**10'5 x 4'11 (3.18m x 1.50m)**

With loft access, carpet flooring.

##### BEDROOM ONE

**14'8 x 10'6 (4.47m x 3.20m)**

With double glazed window to front, double radiator, fitted wardrobes, power points, laminate flooring.

##### BEDROOM TWO

**10'7 x 9'5 (3.23m x 2.87m)**

With double glazed window to rear, textured ceiling, single radiator, power points, laminate flooring.

##### BEDROOM THREE

**9'4 x 8'1 (2.84m x 2.46m)**

With double glazed window to rear, textured ceiling, single radiator, power points, laminated flooring.

##### GARDEN

Mainly laid to lawn with plant and shrub borders, outside tap, outside light, patio.

- Three Bedroom Terraced House
- Spacious Through Lounge
- 50ft Rear Garden
- Central Location For All Amenities & Transport Links
- Ideal Family Home Or Investment







GROUND FLOOR  
APPROX. FLOOR  
AREA 487 SQ. FT.  
(45.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 386 SQ. FT.  
(35.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 872 SQ. FT. (81.0 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.

Made with Metropix ©2020

