



www.kings-group.net

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Edmonton N9 9DX
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Ascot Road, London, N18 2PU
£349,995

- Kings Are Pleased To Present This
- Victorian Build
- Good Sized Modern Kitchen
- Lean-To
- Gas Central Heating & Double Glazing

- Two Bedroom Terraced House
- Two Reception Rooms
- Ground Floor Bathroom
- Low Maintenance Private Garden
- Close To Fore Street Shops, Restaurants & Transport Links

****CLICK FOR VIDEO TOUR**** KINGS are pleased to present this charming Two Bedroom Terraced House in Upper Edmonton N18. This brick fronted Victorian built period home is well presented and in excellent condition throughout we feel. Featuring TWO RECEPTION ROOMS, a good sized MODERN KITCHEN, a ground floor bathroom, a LEAN-TO, then upstairs there are both double bedrooms and loft access. Further benefits include double glazing, gas central heating and a low maintenance PRIVATE REAR GARDEN.

The property is close to Silver Street station and Edmonton Green shopping complex being just 0.5 Miles away, and within WALKING DISTANCE to an extensive mix of local shops and restaurants along Fore Street. Craig Park is directly behind for recreation, whilst a little further on there are the benefits of North Middlesex hospital and the A406 North Circular road access. We feel this is an ideal family home or as a sound buy to let investment.

FRONT DOOR TO:

ENTRANCE HALLWAY 13'1 x 2'8 (3.99m x 0.81m)

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

LOUNGE 9'7 x 12'0 (2.92m x 3.66m)

With double glazed window to front, single radiator, TV point, phone point, power points, laminated wood style flooring.

DINING ROOM 12'8 x 9'10 (3.86m x 3.00m)

With double glazed window to rear, single radiator, power points, laminated wood style flooring.

KITCHEN 7'8 x 6'3 (2.34m x 1.91m)

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, integrated gas hob/ electric oven, hood extractor, plumbed for washing machine, power points, tiled flooring.

HALLWAY 4'9 x 2'8 (1.45m x 0.81m)

With single glazed door leading to lean-to, textured ceiling, tiled flooring.

BATHROOM 7'4 x 7'8 (2.24m x 2.34m)

With double glazed opaque window to rear, textured ceiling, fully tiled walls, double radiator, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level W.C, tiled flooring.

LEAN-TO 10'2 x 4'0 (3.10m x 1.22m)

With single glazed window to rear, door leading to garden, space for fridge freezer, power points.

FIRST FLOOR LANDING 2'6 x 9'6 (0.76m x 2.90m)

With loft access, carpeted flooring.

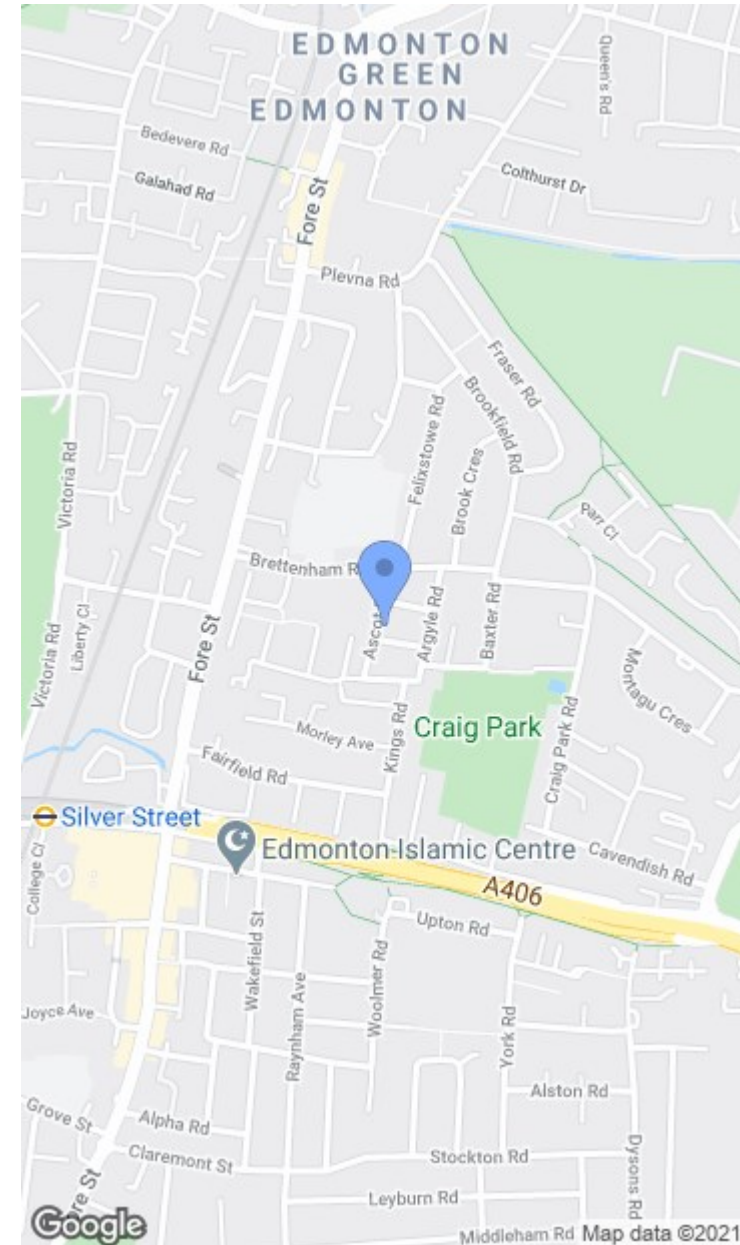
BEDROOM ONE 12'8 x 10'2 (3.86m x 3.10m)

With two double glazed window to front, double radiator, fitted wardrobe, power points, laminated wood style flooring.

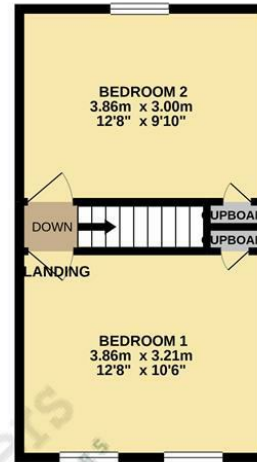
BEDROOM TWO 10'0 x 12'8 (3.05m x 3.86m)

With double glazed window to rear, double radiator, power points, laminated wood style flooring.

GARDEN Gravel with plant and shrub borders, patio area.







Temple
Chambers
CHARTERED SURVEYORS

ASCOT ROAD, EDMONTON, N18

TOTAL FLOOR AREA - 69.7 sq.m. (750 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.
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