



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

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Cumberland Road, Edmonton, N9 8LX  
£379,995

- Kings Are Delighted To Offer This
- 1930's Style
- First Floor Bathroom
- Gas Central Heating & Double Glazing
- Close To Local Shops & Transport Links

**\*\*CLICK FOR VIDEO TOUR\*\*** KINGS are delighted to offer this Three Bedroom Terraced House available with NO ONWARD CHAIN. This 1930's style family home comprises an entrance hall, a spacious 24FT THROUGH LOUNGE, a separate fitted kitchen, a FIRST FLOOR BATHROOM and three traditionally laid out bedrooms. Further features gas central heating, double glazing, a 62FT SOUTH FACING GARDEN with rear access, along with the POTENTIAL to extend to the rear and loft (stp).

The property is in a convenient location close to Edmonton Green, with its shopping facilities and great transport links via bus and train. In our opinion this would be perfect for any family looking to make a house a home or as an investment with local shops, schools and transport links WITHIN WALKING DISTANCE.

#### FRONT DOOR TO:

##### ENTRANCE HALLWAY

**12'5 x 5'7 (3.78m x 1.70m)**

With single glazed opaque window to front, textured ceiling, single radiator, power points, carpet, staircase to first floor landing, doors to:

##### LOUNGE

**24'8 x 11'5 (7.52m x 3.48m)**

With double glazed windows to front and rear gardens, textured ceiling, two single radiators, two gas fireplaces, TV point, telephone point, power points carpet.

##### KITCHEN

**8'9 x 5'6 (2.67m x 1.68m)**

With double glazed window to rear gardens, textured ceiling, part tiled walls, range of base and wall units

with roll top work surfaces, stainless steel sink unit, free standing gas cooker, space for fridge/freezer, plumbed for washing machine, power points, carpet floor.

##### STARSCASE TO FIRST FLOOR LANDING

**7'10 x 5'7 (2.39m x 1.70m)**

With loft access, textured ceiling, stripped floorboards, doors to:

##### BEDROOM ONE

**11'2 x 11'1 (3.40m x 3.38m)**

With double glazed window to front, textured ceiling, single radiator, fitted wardrobe, power points.

##### BEDROOM TWO

**11'1 x 11'1 (3.38m x 3.38m)**

With double glazed window to rear gardens, textured ceiling, single radiator, fitted wardrobe, power points, carpet floor.

##### BEDROOM THREE

**8'3 x 5'8 (2.51m x 1.73m)**

With double glazed window to front, textured ceiling, power points, tiled floor.

##### BATHROOM/WC

**5'9 x 5'8 (1.75m x 1.73m)**

With double glazed frosted window to rear, part tiled walls, single radiator, panel enclosed bath with mixer tap and shower, pedestal wash hand basin with mixer tap, low level W.C, carpet.

##### EXTERIOR:

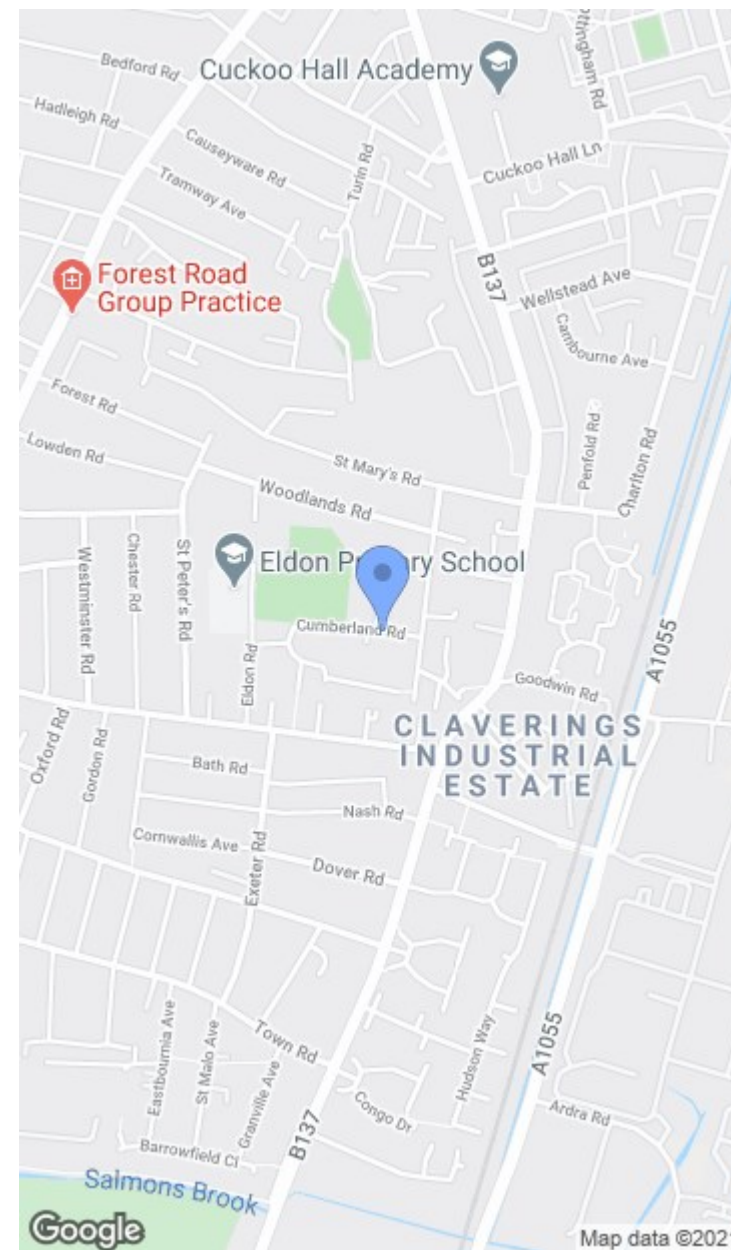
##### REAR GARDENS

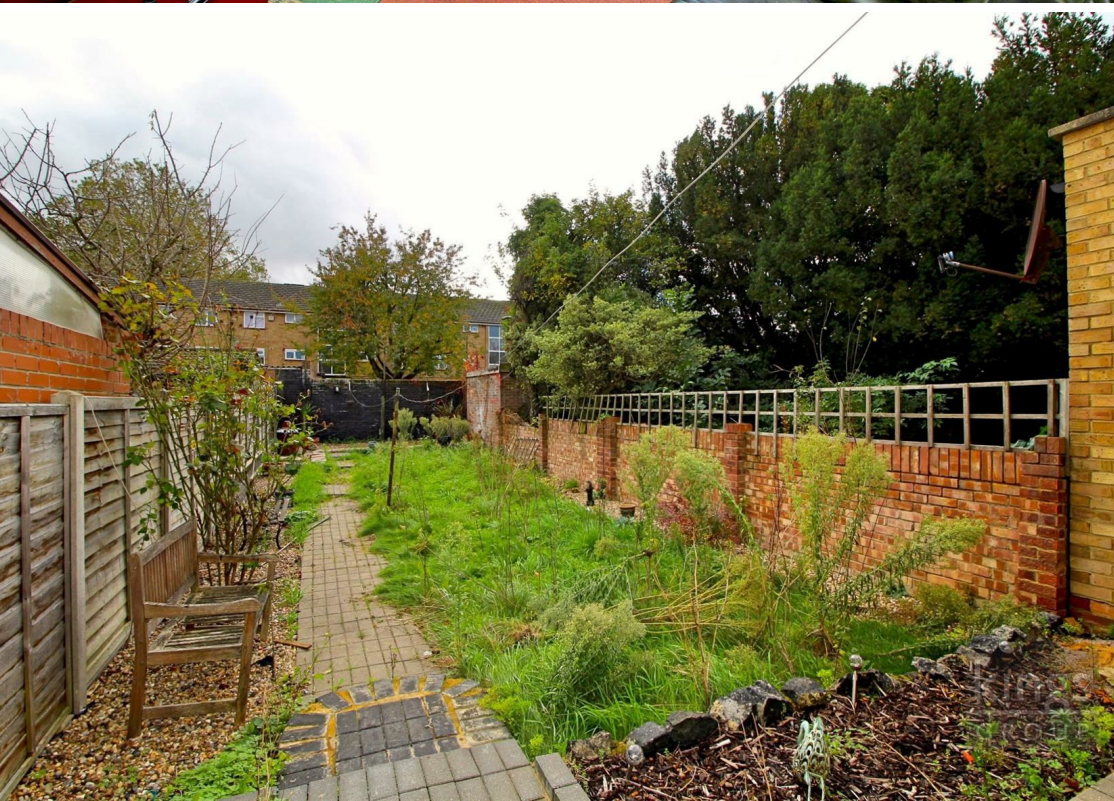
**60'0 x 18'0 (18.29m x 5.49m)**

lawn, and shrub borders, patio, water tap, lighting, rear access.

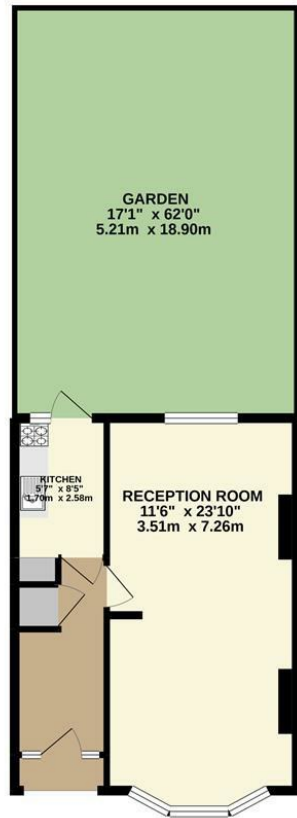
##### FRONT GARDENS

- Three Bedroom Terraced House
- 24ft Through Lounge
- 62ft South Facing Garden
- Potential To Extend (stp)
- Chain Free

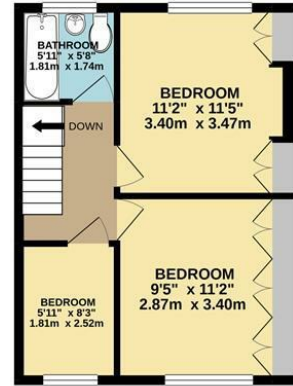




GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA - 767 sq.ft. (71.3 sq.m.) 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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