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Hertford Road, London, N9 8AG
Offers In Excess Of £240,000

- Kings Are Pleased To Present This
- Situated On The Ground Floor
- Separate Kitchen
- Private Communal Gardens For Resident
- Just Off Hertford Road Close To Amenities

- Two Bedroom Flat
- L-Shaped Lounge/Diner With Garden Access
- Double Glazed Windows
- Outside Brick Built Storage Shed
- Chain Free

****CLICK FOR VIDEO TOUR**** KINGS are pleased to present this GROUND FLOOR Two Bedroom Flat conveniently located along Hertford Road and available with NO ONWARD CHAIN. The property benefits from an L-shaped lounge/diner with DIRECT ACCESS TO GARDEN space for residents, a good sized separate kitchen to the front. Further features include double glazed windows and an outside brick built storage shed.

The property is situated only moments away from plenty of shops, restaurants and other amenities close by along with popular schools for all ages. Transport links are provided in the form of a regular bus service right outside, along with two train stations at Ponders End and Edmonton Green operating two separate lines into the city.

COMMUNAL FRONT DOOR TO

COMMUNAL ENTRANCE HALLWAY TO:

OWN FRONT DOOR TO:

ENTRANCE HALLWAY
9'09 x 9'10 (2.97m x 3.00m)

With storage cupboard, power points, laminated wood style floor, doors to:

LOUNGE
15'01 x 13'06 (4.60m x 4.11m)

With UPVC double glazed window to rear, double glazed door to gardens TV point, power points, laminated wood style floor double glazed door to garden.

KITCHEN
10'07 x 8'06 (3.23m x 2.59m)

With UPVC double glazed window to front, textured ceiling, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, space for fridge freezer, space for freestanding cooker, space for washing machine, power points, laminated wood style floor.

BEDROOM ONE
15'01 x 9'05 (4.60m x 2.87m)

With two UPVC double glazed window to rear, power points, laminated wood style floor.

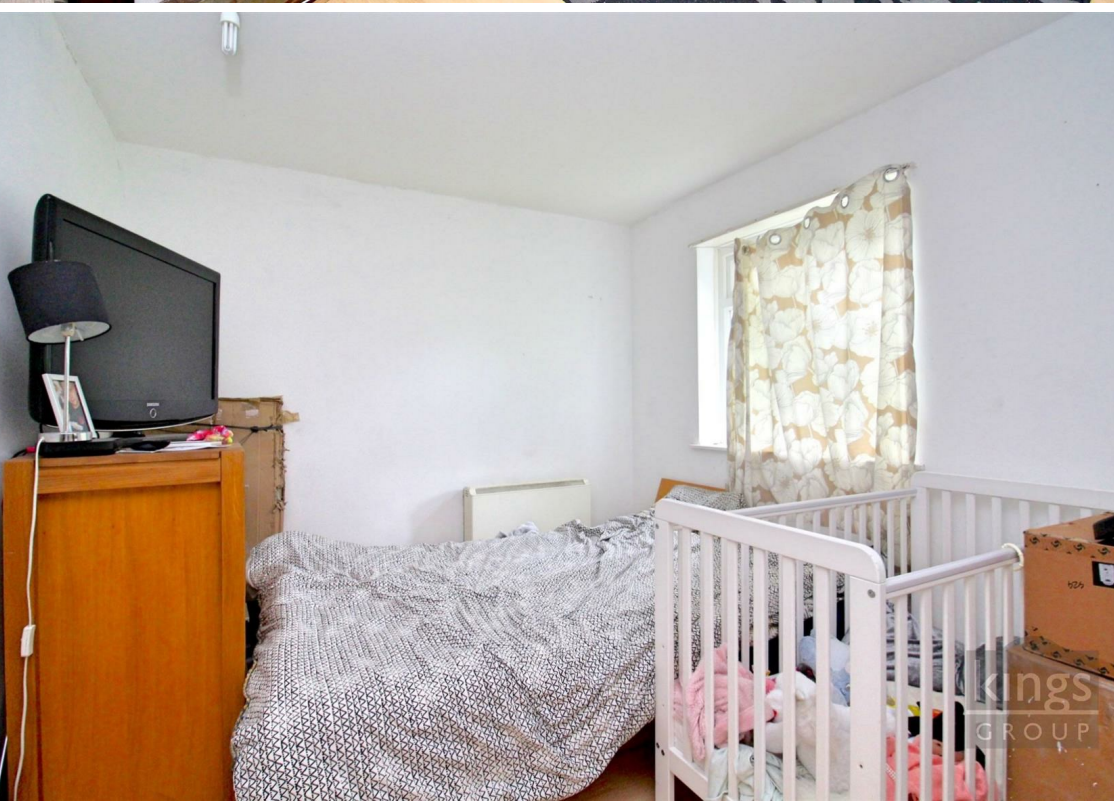
BEDROOM TWO
14'00 x 7'09 (4.27m x 2.36m)

With UPVC double glazed window to front, power points, laminated wood style floor.

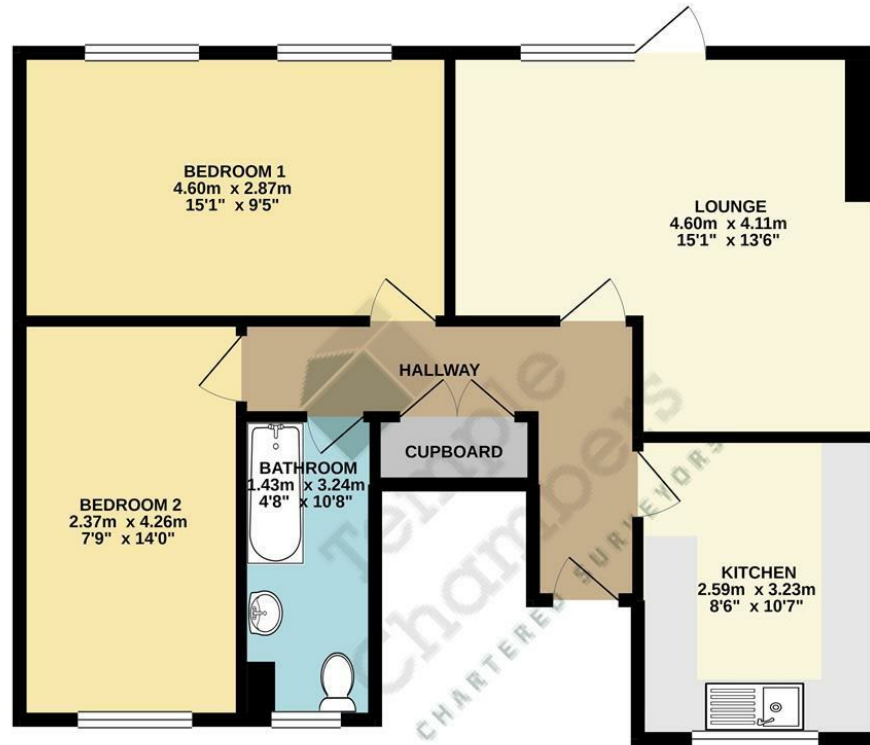
BATHROOM/WC
10'08 x 4'08 (3.25m x 1.42m)

With UPVC double glazed frosted window to front, coved ceiling, tiled walls, panel enclosed bath with shower, pedestal wash hand basin, low level W.C, extractor fan, tiled floor.





GROUND FLOOR
59.0 sq.m. (635 sq.ft.) approx.



HERTFORD ROAD, EDMONTON, N9

TOTAL FLOOR AREA: 59.0 sq.m. (635 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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