



www.kings-group.net

6 Church Street
Edmonton N9 9DX
Tel: 02083500100

St. Mary's Road, London, N9 8NR
£275,000

- Kings Are Pleased To Present This
- Situated On The Ground Floor
- Modern Kitchen & Bathroom
- Recently Installed Combi Gas Central Heating
- Outside Storage Shed & Communal Grounds

****CLICK FOR VIDEO TOUR**** KINGS are pleased to present this FULLY REFURBISHED Two Double Bedroom GROUND FLOOR Flat in excellent condition, available with NO ONWARD CHAIN. The bright and spacious property benefits from an 18FT LOUNGE/DINER, a good sized MODERN KITCHEN and a REFITTED BATHROOM. Further features include RECENTLY INSTALLED COMBI GAS CENTRAL HEATING, double glazed windows, refitted carpets throughout, an OUTSIDE BRICK STORAGE SHED, and well kept communal gardens to the rear.

The convenient location means that local shops, bus services and popular schools are WITHIN WALKING DISTANCE, whilst Lea Valley Leisure Complex is within easy reach for locals to enjoy. Edmonton Green's shopping centre and train station are also close by. In our opinion this is ideal for a first time buyer wanting to MOVE STRAIGHT IN or as a hassle free investment.

ENTRANCE HALLWAY

14'11" x 4'11"(max) (4.57m x 1.52m(max))

With double radiator, built-in cupboard, power points, carpet.

BATHROOM

6'11" x 6'11" (2.13m x 2.13m)

With UPVC double glazed opaque window to rear, tiled walls, double radiator, panel enclosed bath with shower attached, pedestal wash hand basin, low level WC, tiled flooring.

KITCHEN

7'10" x 8'11" (2.41m x 2.74m)

With UPVC double glazed window to rear, range of

base and wall high gloss units with roll top work surfaces, stainless steel sink and drainer unit, integrated hob/ oven, integrated extractor, space for fridge/freezer, plumbed for washing machine, power points, tiled flooring.

LOUNGE/DINER

18'0" x 11'10" (5.49m x 3.63m)

With two UPVC double glazed window to front, double radiators, power points, carpet.

BEDROOM ONE

12'0" x 11'10" (3.66m x 3.63m)

With two UPVC double glazed window to front, double radiator, power points, carpet.

BEDROOM TWO

12'11" x 8'11" (3.96m x 2.74m)

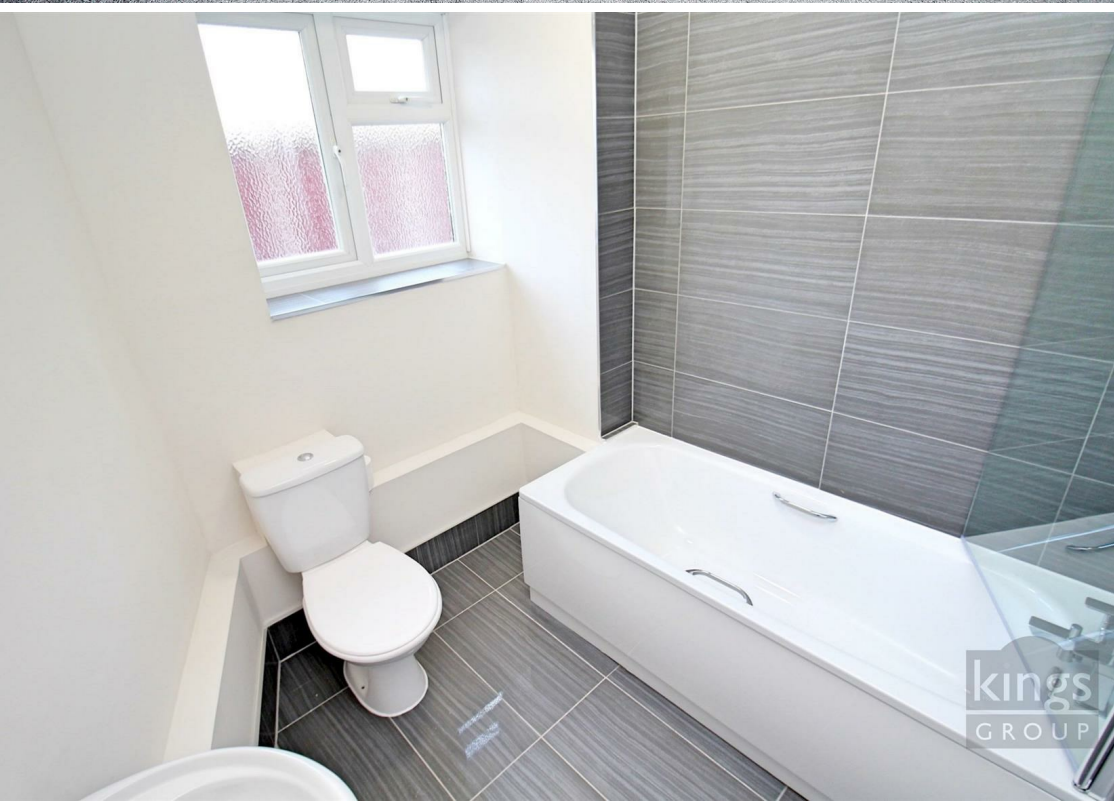
With UPVC double glazed window to rear, double radiator, power points, carpet.

ADDITIONAL INFORMATION

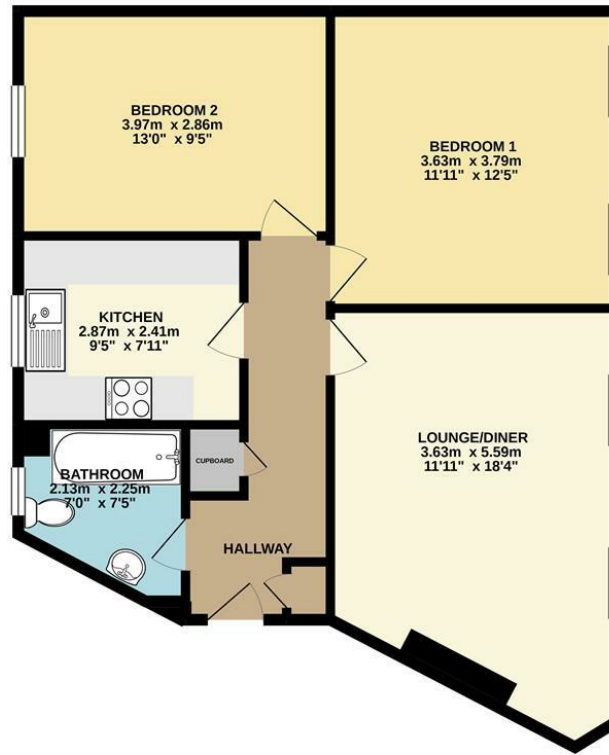
Communal gardens to rear, side gate for residents, washing area, storage shed.

- Two Double Bedroom Flat
- Fully Refurbished Throughout
- 18ft Lounge/Diner
- Refitted Double Glazed Windows
- Chain Free





GROUND FLOOR
62.0 sq.m. (667 sq.ft.) approx.



ST MARY'S ROAD, EDMONTON, N9

TOTAL FLOOR AREA: 62.0 sq.m. (667 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.
Made with Metropix ©2021



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

