



Coultons
FOR SALE
020 3869 8989
www.coultons.co.uk

Kings Road, Edmonton, N18 2QS

£450,000

Coultons

PROPERTY SUMMARY

Situated on a quiet residential turning is the three bedroom mid terraced Victorian house. Added benefits include two reception rooms, fitted kitchen, a first floor bathroom, double glazing, gas central heating and a rear garden which is approximately 42ft in length.

Kings Road is within easy reach of the local shopping area of both Fore Street Edmonton and Edmonton Green shopping mall with a vast array of independent retailers, coffee shops and restaurants. Public transport includes many bus routes along with both Silver Street and Edmonton Green rail stations being approximately 0.5 miles away.

The property is being offered on a chain free basis and in our opinion will ideal for a family home or as a buy to let investment. Viewing is highly recommended.

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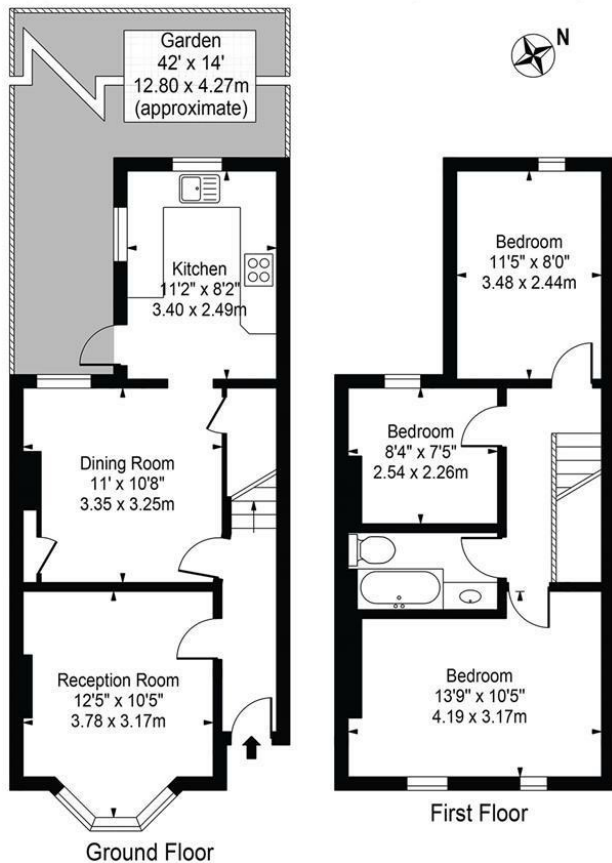








Kings Road Edmonton, N18 2QS
 Approx. Gross Internal Area 790 Sq Ft - 73.39 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
 Enfield

TENURE
 Freehold

COUNCIL TAX BAND
 C

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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