

**Croyland Road, London, N9 7BG**



**£1,700**

KINGS lettings have the pleasure of presenting a STUNNING three bedroom terraced house in excellent condition having a modern decor throughout, located in a popular residential area of N9 close to Edmonton Green train station and shopping facilities. This double bay fronted 1930's built family home has been RECENTLY REFURBISHED.

There are many benefits here including a separate lounge, open plan refitted high gloss kitchen/diner with integrated appliances, first floor refitted luxury bathroom, three well proportioned bedrooms with built in sliding wardrobes and a low maintenance rear garden. Having also got the comforts of gas central heating and double glazing, we feel that this is perfect for someone looking for a property they can move straight into. EPC Rating D

Available NOW

Please contact our dedicated lettings team on: 02083500102

## FRONT DOOR TO:

### ENTRANCE HALLWAY

**9'3 x 5'5 (2.82m x 1.65m)**

With double glazed window to front, coved ceiling, single radiator, tv point, wood floor, doors to:

### LOUNGE

**11'6 x 10'7 (3.51m x 3.23m)**

With double glazed window to front, coved ceiling, carpet.

### KITCHEN/DINER

**17'3 x 13'1 (5.26m x 3.99m)**

With double glazed frosted window and patio doors to rear gardens, range of wall and base units, work tops over, stainless steel sink unit, washing machine, electric oven, hob, extractor, fridge/freezer, single radiator,, coved ceiling, tiled floor, wood floor

### STAIRCASE TO FIRST FLOOR LANDING

**10'0 x 6'0 (3.05m x 1.83m)**

With coved ceiling, carpet, doors to:

### BEDROOM ONE

**10'7 x 10'6 (3.23m x 3.20m)**

With double glazed window to front, storage, single radiator, carpet.

### BEDROOM TWO

**11'0 x 11'0 (3.35m x 3.35m)**

With double glazed window to rear gardens, radiator, storage, carpet.

### BEDROOM THREE

**9'1 x 6'6 (2.77m x 1.98m)**

With oriel bay window to front, single radiator,, carpet.

### BATHROOM/WC

**6'2 x 5'11 (1.88m x 1.80m)**

With frosted double glazed window to rear, fully tiled, low level WC, pedestal wash hand basin, panel enclosed bath with shower and shower screen, chrome heated towel rail, tiled floor

### EXTERIOR: 26'0 X 18'0(APPROX) REAR GARDENS

With timber shed

## FRONT GARDENS

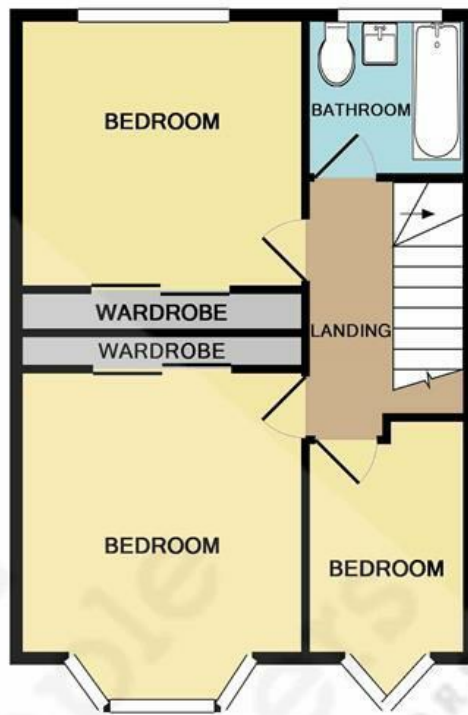
### EPC RATING D







GROUND FLOOR  
APPROX. FLOOR  
AREA 40.1 SQ.M.  
(432 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 40.3 SQ.M.  
(434 SQ.FT.)

CROYLAND ROAD, EDMONTON, N9  
TOTAL APPROX. FLOOR AREA 80.4 SQ.M. (866 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	81

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	78



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