



Middlesborough Road, N18 2AR
London





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- Kings Are Pleased To Present This
- Three Bedroom Detached House
- Two Reception Rooms
- Downstairs WC
- First Floor Four Piece Bathroom
- 30ft Rear Garden With Large Shed & Side Access
- Gas Central Heating & Double Glazing
- Easy Access To Meridian Water & Silver Street Station
- Chain Free
- Council Tax Band D

£475,000



KINGS are pleased to present this THREE BEDROOM DETACHED HOUSE situated on Middlesborough Road, N18, offered to the market on a CHAIN FREE basis. This attractive 1930's style family home, close to the borders of Tottenham, provides a RARE OPPORTUNITY to acquire a detached property in a well connected location.

The ground floor comprises an entrance porch and hall, TWO RECEPTION ROOMS, and a fitted kitchen, providing versatile living accommodation. A convenient DOWNSTAIRS WC further enhances the practicality of the ground floor layout.

Upstairs, there are three well proportioned bedrooms along with a FIRST FLOOR FAMILY BATHROOM including both a bath and separate shower, making it ideal for growing families. Further benefits include a 30FT REAR GARDEN WITH SIDE ACCESS, along with gas central heating and double glazing throughout.

Conveniently located with Fore Street nearby, offering a wide range of local amenities, coffee shops and restaurants. Excellent transport links are available via London Overground and National Rail stations, along with easy access to the A406 North Circular Road, making it ideal for commuters. North Middlesex Hospital and a selection of local schools are also within close proximity.

The property is also positioned within reach of major regeneration areas including the ongoing Meridian Water development and improvements around White Hart Lane, making this an excellent long term investment opportunity.

Council Tax Band D
EPC Rating D
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very low, Surface Water: Very low

PORCH

ENTRANCE HALL

LIVING ROOM 11'0 x 10'2 (3.35m x 3.10m)

RECEPTION ROOM 13'2 x 9'1 (4.01m x 2.77m)

KITCHEN 9'11 x 6'11 (3.02m x 2.11m)

WC 5'9 x 2'6 (1.75m x 0.76m)

FIRST FLOOR LANDING

BEDROOM ONE 12'10 x 9'5 (3.91m x 2.87m)

BEDROOM TWO 11'0 x 9'5 (3.35m x 2.87m)

BEDROOM THREE 7'5 x 6'7 (2.26m x 2.01m)

BATHROOM 7'7 x 6'7 (2.31m x 2.01m)

GARDEN 30'0 approx (9.14m approx)

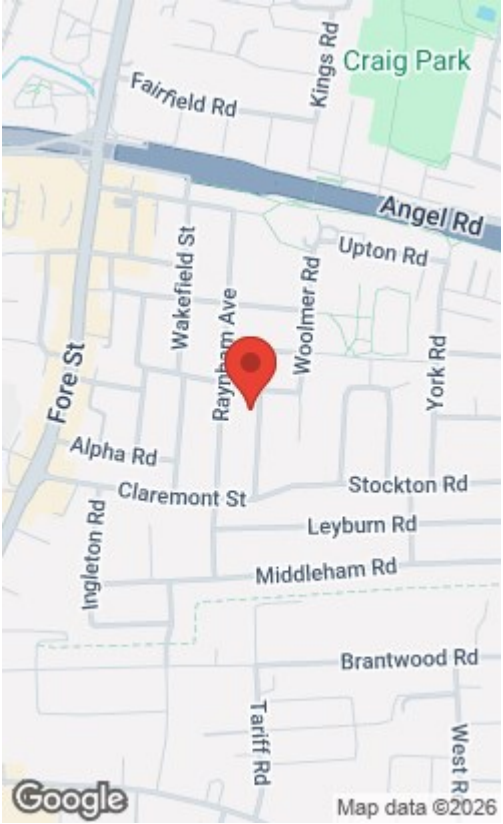






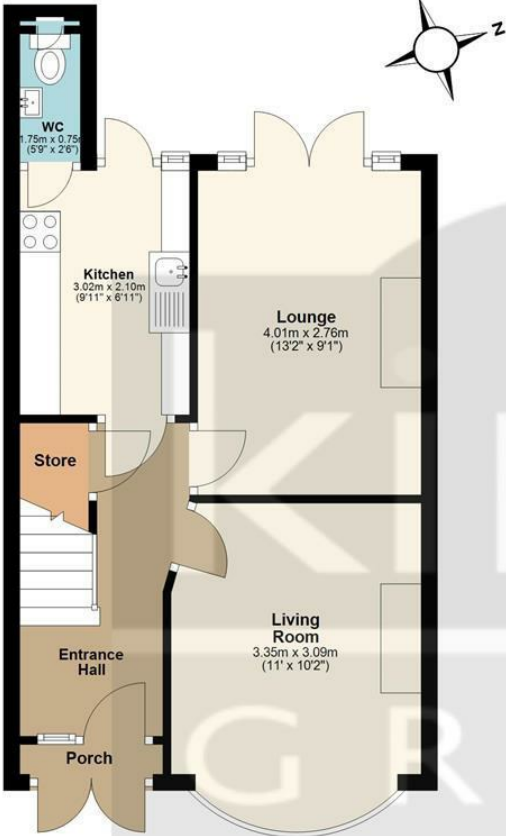


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



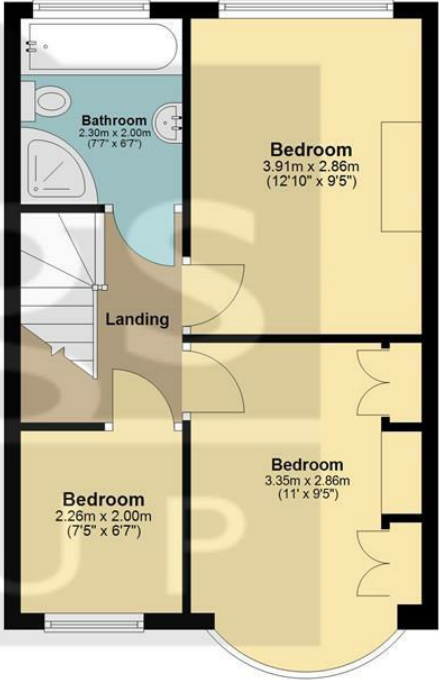
Ground Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



Total area: approx. 75.7 sq. metres (815.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp. □

Middlesborough Road

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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