



Chalfont Road London N9 9LP

£499,995



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- Three Bedroom Semi-Detached House
- Large Reception Room
- Separate Kitchen
- Ground Floor Shower Room & First Floor Bathroom
- Off Street Parking
- Garage
- Walking Distance To Edmonton Green Train Station & Shopping Centre
- Close Proximity To Local Amenities
- Easy Access To A10 & A406
- Chain Free





Strettons are pleased to present this three bedroom 1950s semi detached house with off-street parking and available with no onward chain. This property offers an excellent opportunity to acquire a spacious and versatile home in a highly sought after area of Edmonton, Chalfont Road.

On the ground floor, the reception room is bright and inviting, offering a generous space for relaxation, entertaining, or family gatherings. The kitchen is fully fitted with ample storage and workspace, providing the ideal environment for cooking and dining. The ground floor also includes a convenient shower room, adding practicality for family living. Externally, the home offers off-street parking and a garage, providing both convenience and secure storage options. The private rear garden is a perfect outdoor space for entertaining and gardening.



The first floor features three well proportioned bedrooms and a family bathroom, catering perfectly to the needs of modern family life. Each bedroom offers ample space and natural light, creating a comfortable and versatile environment for rest, study, or work-from-home needs.



The location is particularly appealing, with Edmonton Green train station and shopping centre just a short walk away. Local amenities including restaurants, cafes, shops, and green spaces such as Pymmes Park are all within easy reach. For commuters, excellent transport links via the A10 and A406 make travel to Central London and surrounding areas straightforward and convenient.



This property represents a fantastic opportunity to acquire a comfortable and practical family home in a popular and well connected area. With its generous living space, convenient location, and added benefits of parking and a garden, this home is perfect for first time buyers, families and investors alike.



Reception Room

14'3 x 12'6 (4.35 x 3.80 m)

This reception room is bright and airy, with light wood flooring and pale walls creating a neutral backdrop. Large windows dressed with grey curtains allow plenty of natural light to fill the space.

Kitchen

12'4 x 9'5 (3.76 x 2.87 m)

The kitchen offers a warm and inviting atmosphere with classic wooden cabinetry and a dark granite-effect countertop. It is well equipped with an integrated oven, gas hob with a stainless steel extractor hood, and a washing machine. There is ample storage space within the upper and lower cabinets, and a modest dining table with chairs is positioned by the window, which lets in plenty of natural light.

Shower Room

6'0 x 5'11 (1.82 x 1.81 m)

The shower room is practical and efficiently designed, featuring a corner shower enclosure with glass doors, a pedestal sink, and a toilet. White tiles with a blue decorative border lend the space a fresh and bright feel, while the frosted window allows natural light to enter while maintaining privacy.

Bedroom One

12'5 x 9'6 (3.77 x 2.90 m)

This bedroom features a light wood floor and pale walls, creating a calm and neutral environment. A window with curtains allows natural light to enter the room.

Bedroom Two

11'5 x 11'5 (3.49 x 3.48 m)

This spacious bedroom benefits from light wood flooring and pale walls that create a calm and airy feel. A large window dressed with curtains lets in plenty of daylight.

Bedroom Three

9'1 x 9'1 (2.77 x 2.76 m)

This bedroom is similarly decorated with pale walls and light wood flooring, offering a neutral and versatile space. A window with curtains provides natural light. The simple décor creates a blank canvas for personal styling.

Bathroom

8'1 x 7'0 (2.47 x 2.13 m)

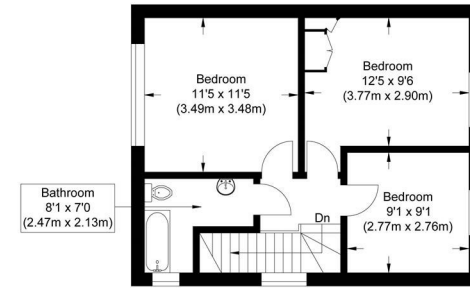
The bathroom is neatly arranged with a bath and shower over, a toilet, and a pedestal sink. The walls are tiled with cream and green patterned tiles, complemented by a dark grey tiled floor. A heated towel rail adds convenience, and a frosted window allows natural light in while maintaining privacy.

Garden

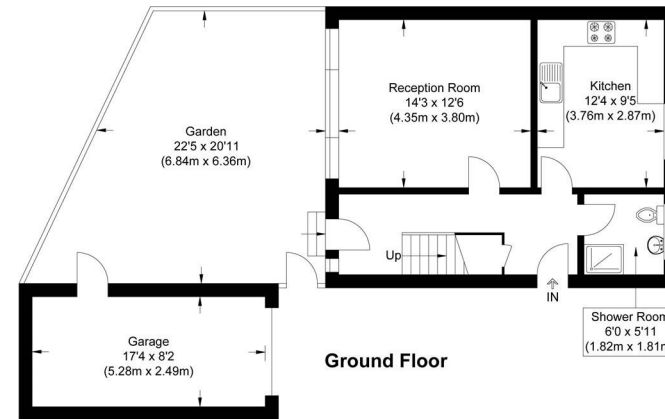
22'5 x 20'11 (6.84 x 6.36 m)

The garden is a private outdoor space featuring a paved patio area bordered by flowerbeds and fenced for privacy. The garage at the rear providing storage, and the garden is accessible via a door from the house. The space offers potential for gardening or outdoor seating.





First Floor



Ground Floor

Chalfont Road

Approximate Gross Internal Floor Area : 86.20 sq m / 927.84 sq ft
(Excluding Garage)

Garage Area : 13.10 sq m / 141.0 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band D

EPC Rating D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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