



Kenwood Road London N9 7JD

Offers Over £450,000



Kenwood Road
London
N9 7JD

- Three Bedroom Terrace House
- Bay Fronted 1930s Build
- Two Reception Rooms
- First Floor Bathroom
- 44ft Rear Garden
- Potential To Extend (stp)
- Walking Distance To Edmonton Green Train Station
- Easy Access To The A10 & A406
- Close Proximity To Local Amenities
- Chain Free



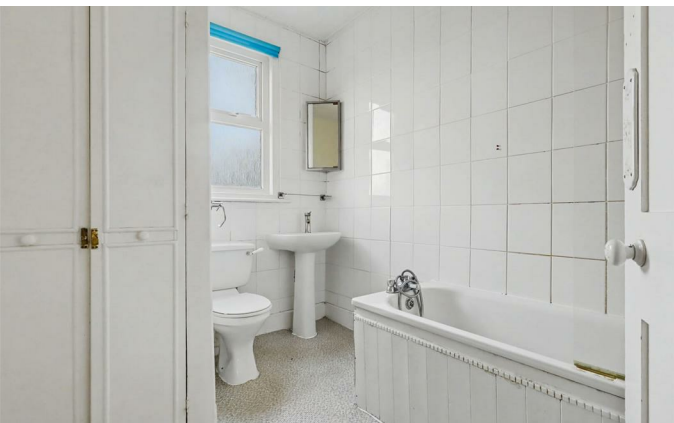


Strettons are pleased to present this charming bay fronted terrace house, situated on the highly sought-after Kenwood Road in N9. This 1930s built three bedroom property is available with no onward chain, making it an ideal opportunity for both first-time buyers and families looking to settle in a vibrant community and investors looking for a secure investment.

Upon entering, you are welcomed into a spacious living area that exudes warmth and comfort, perfect for family gatherings or quiet evenings. The separate dining room enhances the home's appeal, providing an excellent space for entertaining guests. The kitchen is bathed in natural light and offers a practical layout.

On the first floor, you will find three bedrooms, each offering ample space for relaxation and personalisation. The master bedroom benefits from built-in wardrobe space, ensuring that storage is both convenient and stylish. The bathroom, also located on the first floor, is easily accessible and well appointed. The outdoor space is equally impressive, featuring a generous 44ft garden that presents a wonderful opportunity for outdoor entertainment and gardening, along with rear access.

This property is ideally located with excellent access to the A10 and A406, making it perfect for commuters seeking convenient transport links. Additionally, it is within walking distance of Edmonton Green Train Station, providing swift connections to central London. The popular Edmonton Green Shopping Centre is also nearby, offering a wide array of local amenities, shops, and restaurants to cater to your everyday needs.



Entrance Hallway

Reception Room

11'6 × 11'4 (3.50 × 3.45)

This inviting reception room features a large bay window that floods the space with natural light, creating a bright and welcoming atmosphere. A traditional brick fireplace serves as a charming focal point, adding character and warmth.

Dining Room

15'3 × 9'10 (4.65 × 3.0)

The dining room offers a pleasant space for meals, featuring access to the garden through rear doors that allow natural light to fill the room.

Kitchen

12'6 × 6'9 (3.80 × 2.05)

A well-proportioned kitchen designed with practicality in mind, featuring white cabinets topped with wooden work surfaces. The layout includes a built-in oven and gas hob, with a window at the far end to bring in daylight and provide views to the outside. The kitchen benefits from a clean and simple tiled splashback and light wood-effect flooring, making it a neat and functional space for cooking.

First Floor Landing

Bedroom One

12'0 × 10'1 (3.65 × 3.06)

The master bedroom is a bright and airy room with a large bay window that fills the space with natural light. Its generous size offers plenty of room for a double bed and additional furniture. Neutral tones and simple décor make it easy to personalise this restful space.

Bedroom Two

11'10 × 10'1 (3.60 × 3.06)

This second bedroom benefits from a window that brings in ample light, creating a welcoming space suitable for a double bed.

Bedroom Three

8'4 × 6'10 (2.55 × 2.08)

A smaller third bedroom, ideal for a single bed or home office, featuring a window that allows natural light to brighten the room. The space is straightforward with laminate flooring and light walls, offering a comfortable and functional area.

Bathroom

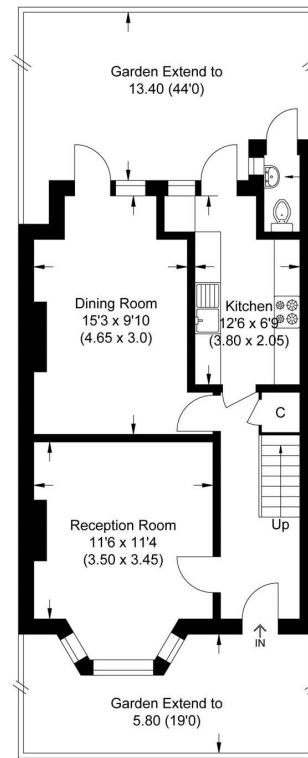
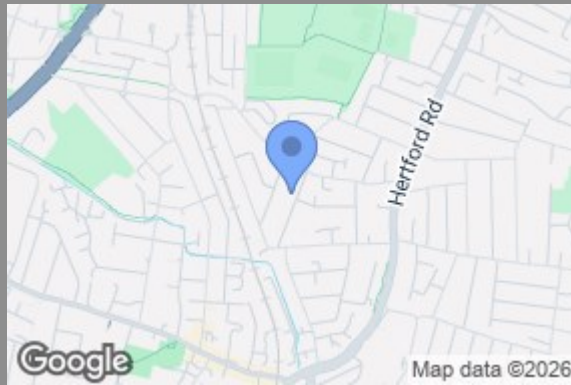
8'3 × 6'10 (2.52 × 2.09)

The bathroom features a traditional white suite with a bath, pedestal basin and WC. White tiled walls around the bath offer a clean and bright finish, complemented by a window that provides natural light and ventilation.

Garden

44'0 (13.40)

The rear garden extends to approximately 44 feet, offering an ample outdoor space with a lawn and mature shrubbery along the borders. There is a paved patio area close to the house, ideal for seating or dining outdoors. The garden provides a private and peaceful setting, perfect for gardening or relaxing in the fresh air.

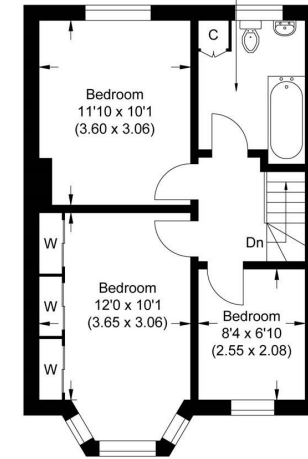


Ground Floor

WC
4'11 x 2'4
(1.50 x 0.70)

Approximate Gross Internal Area
84.22 sq m / 906.53 sq ft

Bathroom
8'3 x 6'10
(2.52 x 2.09)



First Floor

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			88
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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