



KINGSLY ESTATE AGENTS

3 Bedroom House for Sale - £450,000

Ingleton Road, Edmonton, London, UK, N18 2RS



• THREE BEDROOM HOUSE • FREEHOLD • EPC D • COUNCIL B

☎ 02088 844 844

✉ info@kingsly.group

📍 315 Chase Road, Southgate, London N14 6JT

👉 kingsly.group



Reg. Company: Kingsly Estate Agents Limited. Reg. Number: 15835275
Reg. Address: 5 Braemore Court, Cockfosters Road, Barnet, EN4 0AE, England

Description

Located on a quiet residential street, Ingleton Road is a well-proportioned three-bedroom end-of-terrace home offering bright and practical accommodation ideal for families and first-time buyers. The ground floor features a spacious open-plan layout incorporating a large reception area flowing directly into the dining space, creating an ideal setting for both everyday living and entertaining. A wide front-aspect window fills the living space with natural light, while the rear provides direct access to the garden. The kitchen is set to the side and fitted with a range of storage units and worktops, with a convenient layout suitable for family use.

Upstairs, the property comprises three bedrooms, including a bay-fronted principal bedroom, a further generous double room, and a third bedroom, a family bathroom.

Externally, the house enjoys a good-sized rear garden with a paved patio area, lawn and well-maintained borders, along with a substantial outbuilding providing useful storage or workshop space. A neat front garden and gated side access.

Location

Ingleton Road is situated within the popular and well-connected Edmonton area of North London, N18. The property benefits from convenient access to a range of local amenities including shops, supermarkets, cafes and schools. Public transport links are strong, with Silver Street and White Hart Lane stations both within easy reach, offering direct services to central London. Road users benefit from quick access to the A10 and the North Circular (A406), making commuting straightforward. The area is well-served by parks including Pymmes Park and Jubilee Park, offering green open space for leisure and recreation. With a strong sense of community, practical transport links and nearby schools, this location is well suited to family life and professionals alike.



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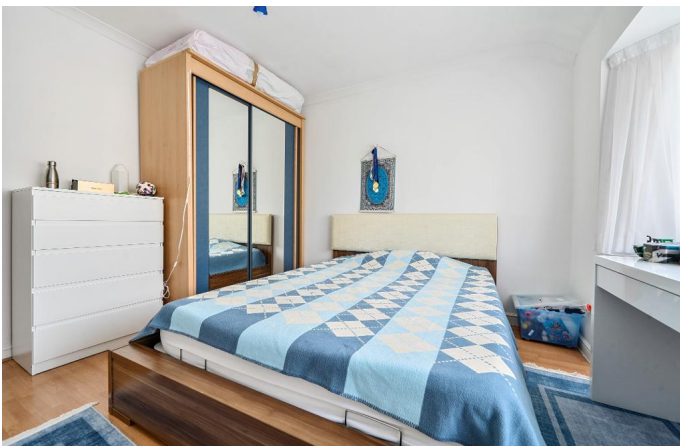
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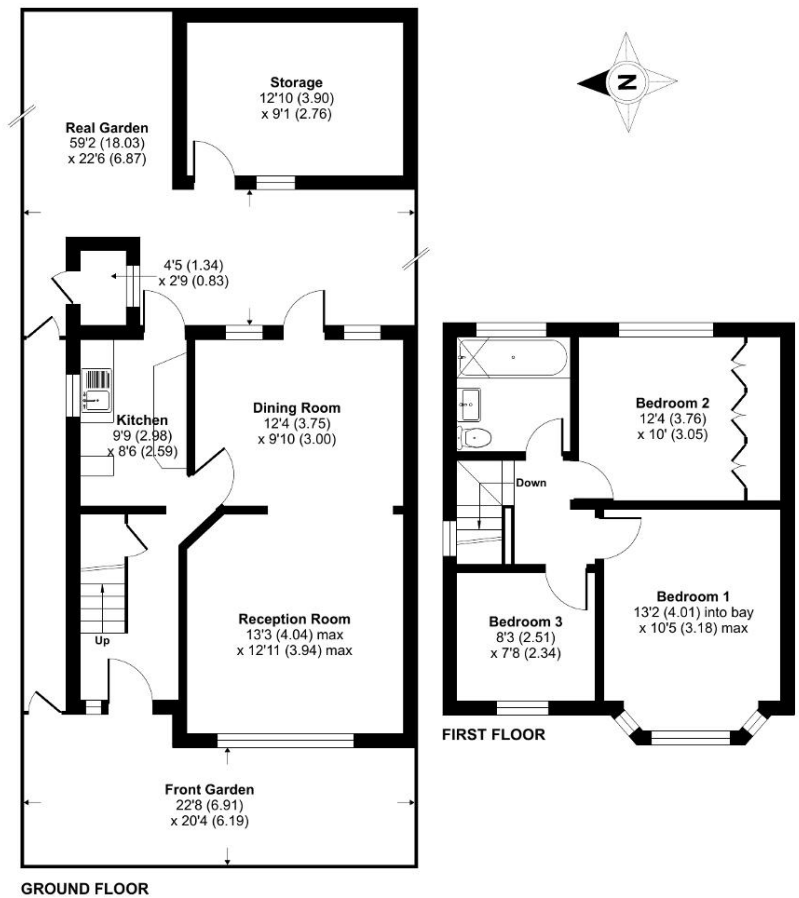
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Approximate Area = 855 sq ft / 79.4 sq m
Outbuilding = 128 sq ft / 11.9 sq m
Total = 983 sq ft / 91.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kingsly Estate Agents, Southgate. REF: 1312724

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

