



Latymer Road, N9 9PN  
London







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## Latymer Road, N9 9PN

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- 1930's Build
- Off Street Parking
- Two Reception Rooms
- Separate Modern Kitchen
- Modern First Floor Bathroom
- South-West Facing Garden With Shed
- Chain Free
- Council Tax Band D

£475,000



KINGS are pleased to present this Three Bedroom Terraced House with OFF STREET PARKING on the ever popular Latymer Road, available with NO ONWARD CHAIN. This well presented 1930's built family home features TWO RECEPTION ROOMS providing both living and dining areas, a separate modern kitchen, and a SOUTH WEST FACING GARDEN.

On the first floor there are two well proportioned doubles and a single bedroom, with built in wardrobes to the master and a MODERN FAMILY BATHROOM. Further benefits include gas central heating, double glazed windows, a BRICK BUILT SHED to the rear, and POTENTIAL to extend (stp) making this property perfect for a family.

The property is situated in a SOUGHT AFTER residential turning of N9 conveniently located close to local shops and offers effortless access to Churchfield Primary School, whilst being well connected to both Edmonton Green Train Station and the A10 Great Cambridge Road.

Council Tax Band D

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Sea: Very low, Surface Water: Very low

#### ENTRANCE HALLWAY

RECEPTION ROOM 17'2 x 13'1 (5.23m x 3.99m)

DINING ROOM 12'3 x 10'2 (3.73m x 3.10m)

KITCHEN 10'5 x 6'2 (3.18m x 1.88m)

#### FIRST FLOOR LANDING

BEDROOM ONE 13'2 x 10'6 (4.01m x 3.20m)

BEDROOM TWO 12'3 x 9'4 (3.73m x 2.84m)

BEDROOM THREE 8'4 x 6'4 (2.54m x 1.93m)

BATHROOM 7'4 x 7'2 (2.24m x 2.18m)

GARDEN 40'0 approx (12.19m approx)

SHED 17'8 x 11'9 (5.38m x 3.58m)







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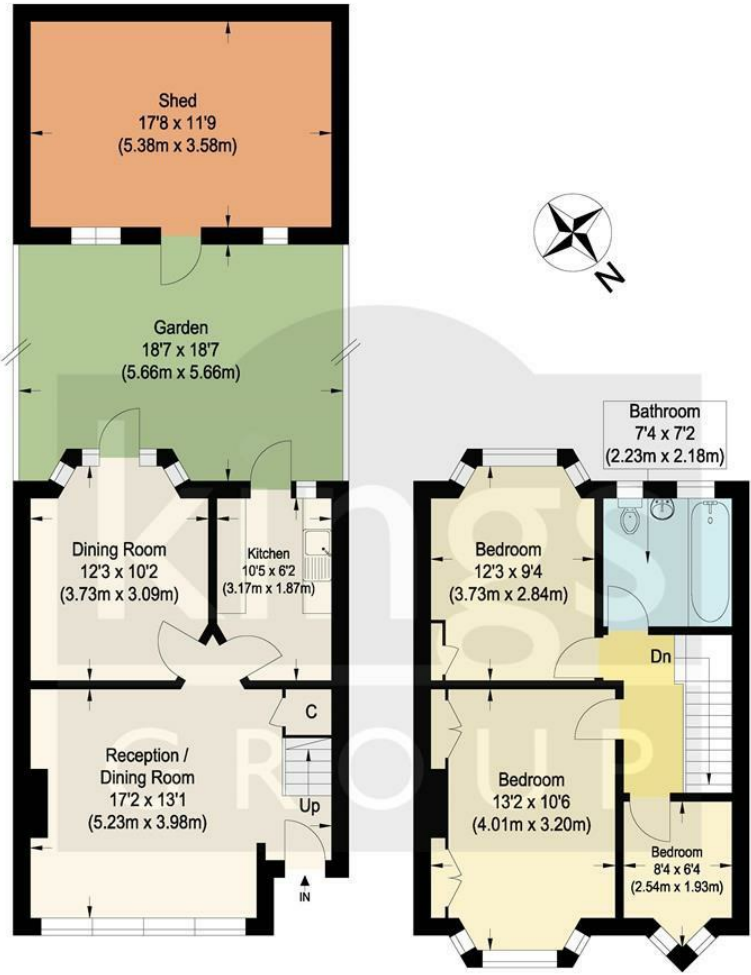
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Ground Floor First Floor

Latymer Road

Approximate Gross Internal Floor Area : 78.40 sq m / 843.89 sq ft  
(Excluding Shed)

Shed Area : 19.30 sq m / 207.74 sq ft

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

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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