



Latymer Road, N9 9PL
London

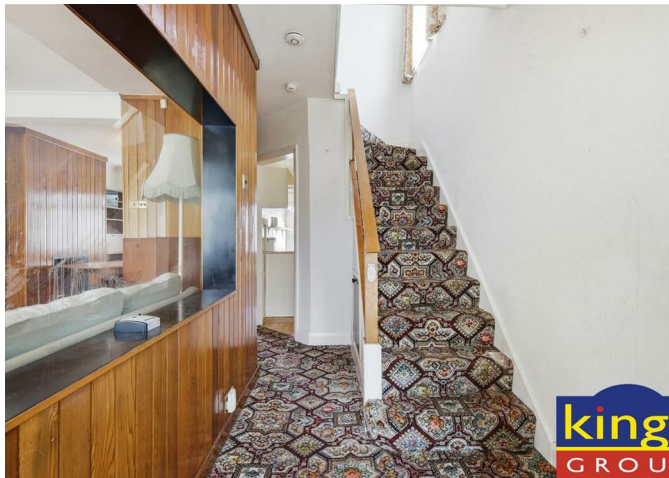




Latymer Road, N9 9PL

- Kings Are Pleased To Present This
- Three Bedroom End of Terrace House
- 1930's Build With Detached Garage
- 23ft Through Lounge
- Separate Kitchen & Utility Room
- First Floor Bathroom & Separate WC
- 31ft Rear Garden With Side Access
- Double Glazing & Gas Central Heating
- Sought After Residential Location
- Chain Free

£475,000



KINGS are pleased to present this THREE BEDROOM END OF TERRACE HOUSE with a DETACHED GARAGE to the rear, situated on the sought after residential turning of Latymer Road. This attractive 1930's built home is CHAIN FREE and requires modernisation offering EXCELLENT POTENTIAL throughout, making it an ideal purchase for growing families.

The ground floor features a spacious 23FT THROUGH LOUNGE/DINER, together with a separate fitted kitchen leading into a practical UTILITY ROOM with additional storage and access to the rear garden. Upstairs offers three well proportioned bedrooms, a family bathroom, and a separate WC.

Further benefits include gas central heating, double glazing, a 31ft rear garden with SIDE ACCESS, and potential off street parking (stp). The garage provides excellent storage, parking, or potential for a workshop, and is accessed via a secure gated resident's service road directly next to the property for ease.

Ideally located within easy reach of Churchfield Primary School, making it an excellent choice for families. A wide range of local shops, supermarkets and everyday amenities can be found nearby, whilst Edmonton Green Shopping Centre and Edmonton Green Station are both within walking distance, providing direct links into Central London.

The property also benefits from close by road connections via the A10 Great Cambridge Road and A406 North Circular, with nearby parks and open green spaces including Churchfield Recreation Ground and Pymmes Park offering excellent leisure facilities for residents.

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

PORCH	BEDROOM ONE 12'5 x 10'2 (3.78m x 3.10m)
ENTRANCE HALLWAY	BEDROOM TWO 12'2 x 9'10 (3.71m x 3.00m)
LOUNGE/DINING ROOM 23'0 x 3'10 (7.01m x 1.17m)	BEDROOM THREE 7'3 x 6'3 (2.21m x 1.91m)
KITCHEN 10'2 x 5'11 (3.10m x 1.80m)	GARDEN 31'9 x 16'5 (9.68m x 5.00m)
UTILITY 7'7 x 5'3 (2.31m x 1.60m)	DETACHED GARAGE 16'5 x 9'10 (5.00m x 3.00m)
FIRST FLOOR LANDING	







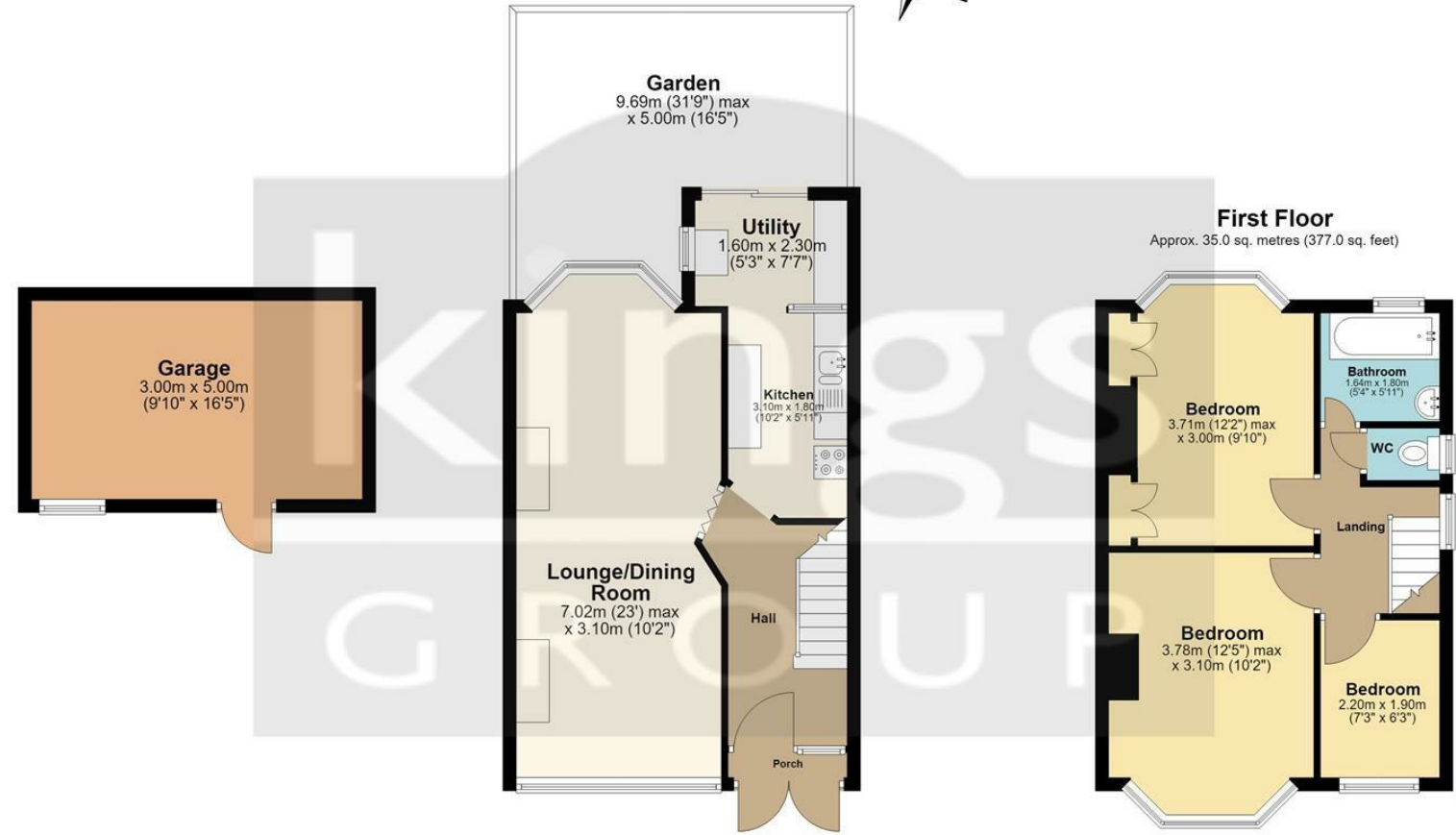


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54)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



Outbuilding
Approx. 15.0 sq. metres (161.5 sq. feet)

Ground Floor
Approx. 39.2 sq. metres (421.8 sq. feet)
(excluding Garden)



Total area: approx. 89.2 sq. metres (960.3 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.
© @modetokuk | www.modetokuk.co.uk
Plan produced using PlanUp.

Latymer Rd

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.

6 Church Street, Edmonton, London, N9
9DX

T: 02083500100

E:

www.kings-group.net

