



Latymer Road, N9 9PN
London





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KINGS are pleased to present this EXTENDED Three Bedroom Terraced House with a DRIVEWAY. This 1930's built family home is situated in a SOUGHT AFTER residential turning of N9 conveniently located close to local shops and schools whilst being well connected to both Edmonton Green Train Station and the A10 Great Cambridge Road.

The property features a 23FT THROUGH LOUNGE, a spacious extended kitchen, a SEPARATE UTILITY ROOM, a first floor bathroom, double glazing, gas central heating and a 45FT SOUTH WEST FACING GARDEN. With the potential to extend further into the loft (stp), we feel it is ideal for anyone looking to make the house their home whilst still having the option to grow in size and value.

Council Tax Band D

£475,000



- Kings Are Pleased To Present This
- 1930's Build
- Extended Kitchen & Utility Room
- First Floor Bathroom
- Popular Location Close To Amenities

- Three Bedroom Terraced House
- Off Street Parking
- 23ft Through Lounge
- 45ft Rear Garden
- Council Tax Band D

ENTRANCE HALL 11'5 x 5'4 (3.48m x 1.63m)

THROUGH LOUNGE 23'3 x 11'0 (7.09m x 3.35m)

KITCHEN 13'3 x 10'8 (4.04m x 3.25m)

UTILITY ROOM 10'1 x 6'5 (3.07m x 1.96m)

FIRST FLOOR LANDING 7'3 x 6'8 (2.21m x 2.03m)

BEDROOM ONE 10'3 x 13'2 into bay window (3.12m x 4.01m into bay window)

BEDROOM TWO 9'7 x 11'11 into bay window (2.92m x 3.63m into bay window)

BEDROOM THREE 7'3 x 6'3 (2.21m x 1.91m)

BATHROOM 7'3 x 6'5 (2.21m x 1.96m)

REAR GARDEN 45'0 approx (13.72m approx)





kings
GROUP



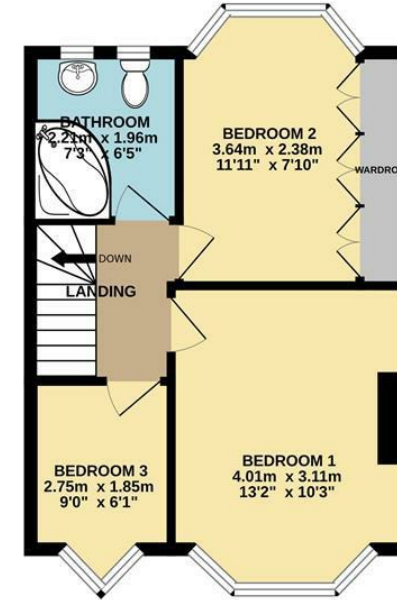
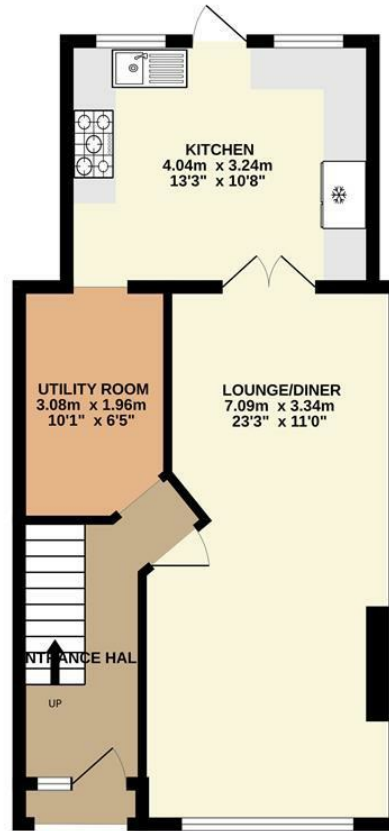


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

GROUND FLOOR
47.9 sq.m. (515 sq.ft.) approx.

1ST FLOOR
34.4 sq.m. (371 sq.ft.) approx.



LATYMER ROAD, EDMONTON, N9

TOTAL FLOOR AREA : 82.3 sq.m. (886 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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