



Wilbury Way, Edmonton, London, N18
£500,000 Freehold

Anthony Webb
ESTATE AGENTS

Wilbury Way, Edmonton, London, N18

An extended three bedroom 1930's built house offering over 1100 sq ft of living space with a spacious through lounge, a fitted kitchen, ground floor w.c, a first floor bathroom, paved garden to rear and hardstanding to front.

Wilbury Way is located between The Great Cambridge Road and Bull Lane and has many local shops, bus routes and several stations within a mile including Silver Street and White Hart Lane. The property has excellent transport links into London via the A406 and A10 and is within easy walking distance to the North Middlesex Hospital.

Porch • Larger than average hallway with wood floor • Through lounge with bay window and wood floor • Extended fitted kitchen with tiled floor • Ground floor w.c • Two double bedrooms and one single bedroom • First floor family bathroom • Loft space with potential to convert • Gas central heating • Double glazing • Block paved hardstanding to front • Rear garden measuring 22ft x 20ft.

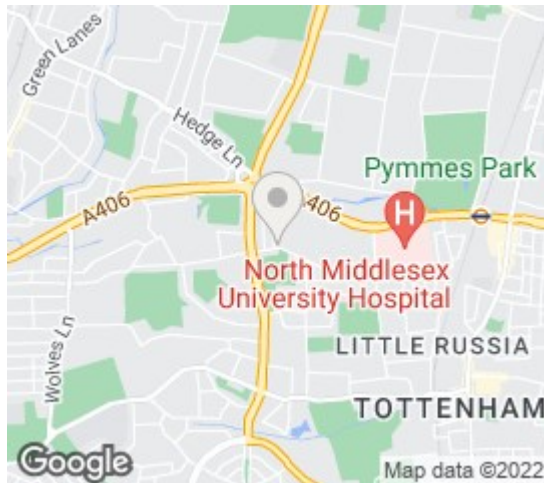
- Three bedrooms
- 1930s built terrace house
- Through lounge
- Extended kitchen
- Ground floor w.c
- Double glazing/gas central heating
- Paved drive to front
- Rear garden





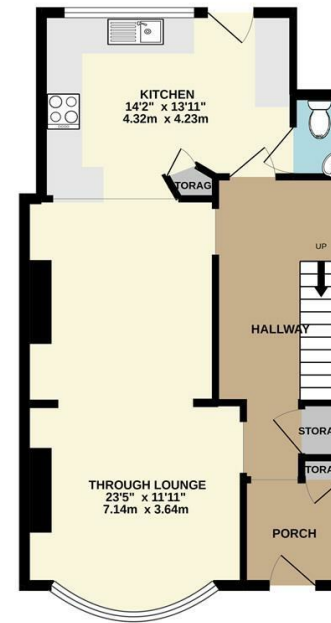
Wilbury Way Edmonton London N18 1BU

Tenure: Freehold
Gross Internal Area: 1119.00 sq ft

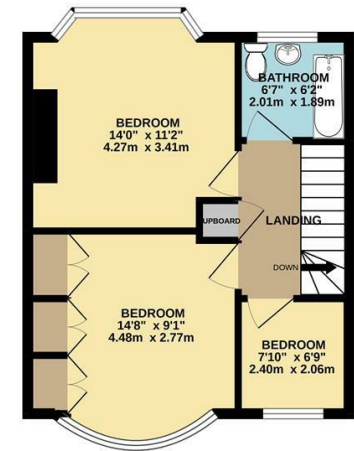


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-38) D			
(9-14) E			
(1-8) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1119 sq.ft. (104.0 sq.m.) 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 is given for their operability or efficiency can be given.
Made with Metropix 02022

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS