



**Wilbury Way, Edmonton, London, N18**  
**£525,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Wilbury Way, Edmonton, London, N18

A well presented three bedroom end of terrace family home with a spacious through lounge, sitting/utility room, modern kitchen/bathroom, off street parking and garden to rear.

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.

Larger than average hallway with laminate floor • Through lounge with bay window and laminate floor • Sitting/utility room with doors to rear garden • Modern fitted kitchen with tiled floor • Ground floor w.c • Two double bedrooms and one single bedroom • First floor modern family bathroom • Loft space with potential to convert • Gas central heating • Double glazing • Block paved drive to front • Rear garden measuring 27ft x 25ft.

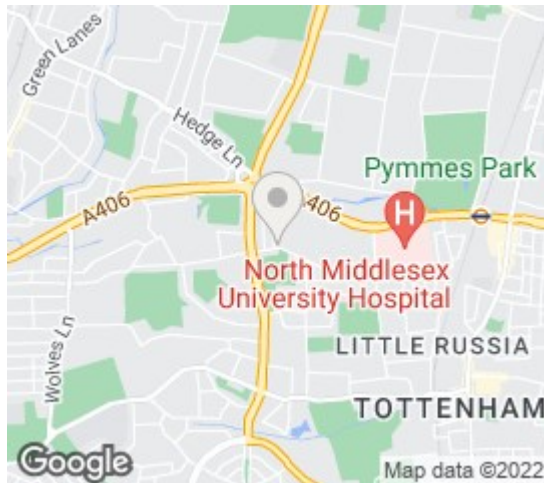
- Three bedrooms
- End of terrace house
- Through lounge
- Sitting/utility room
- Modern kitchen/bathroom
- Double glazing/gas central heating
- Off street parking
- Rear garden



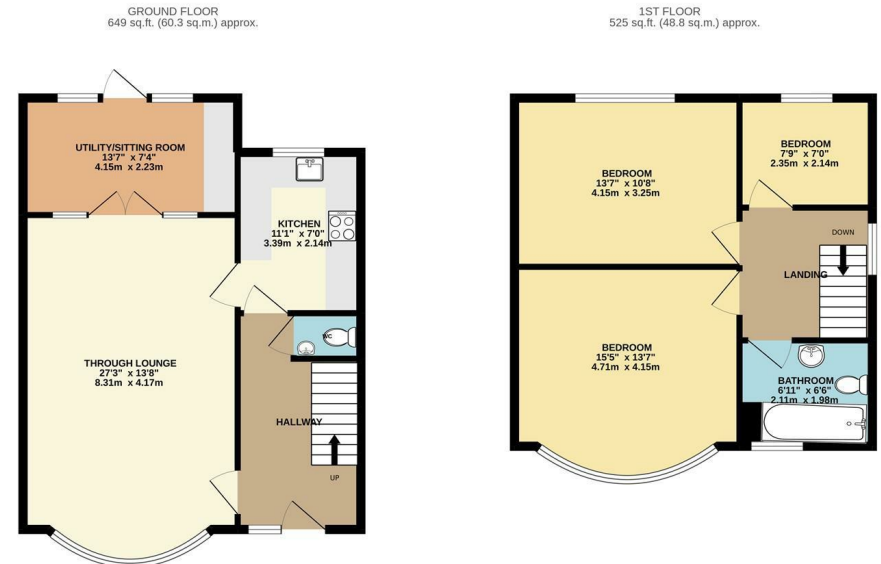


# Wilbury Way Edmonton London N18 1BU

Tenure: Freehold  
Gross Internal Area: 1174.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(17-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) <b>A</b>			
(61-81) <b>B</b>			
(39-60) <b>C</b>			
(15-38) <b>D</b>			
(9-14) <b>E</b>			
(1-8) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1174 sq.ft. (109.1 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 as to their operability or efficiency can be given.  
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