



**Wilbury Way, Edmonton, London, N18**  
**Offers In Excess Of £485,000 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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 as to their operability or efficiency can be given.  
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348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

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