



Haselbury Road, Edmonton, London, N9  
Chain Free £475,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Haselbury Road, Edmonton, London, N9

Three bedroom, two bath/shower room semi-detached house with off street parking and 65ft south/west facing rear garden.

Haselbury Road is located between Silver Street and Church Street and is ideally placed for local shops, bus routes, Pymmes park, North Middlesex hospital and Silver Street mainline station into Liverpool street.

Porch • Hallway with storage cupboard • Living room • Kitchen/diner with door to garden • Ground floor bathroom • First floor shower room • Three good size bedrooms • Gas central heating • Mostly double glazed • Block paved drive to front • 65ft x 25ft rear garden with side access.

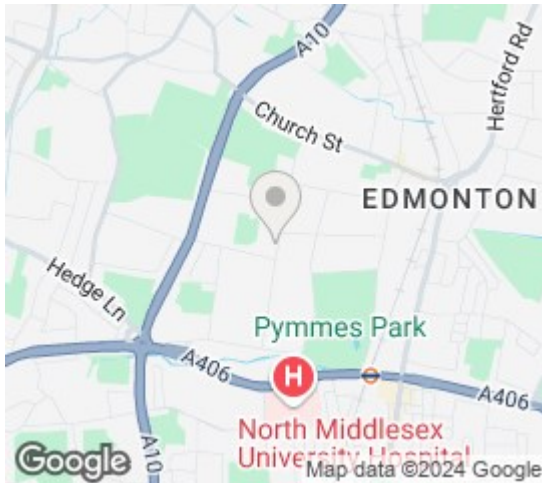
- Three bedrooms
- Semi-detached house
- Living room
- Kitchen/diner
- Two bath/shower rooms
- Gas central heating
- Off street parking
- Rear garden



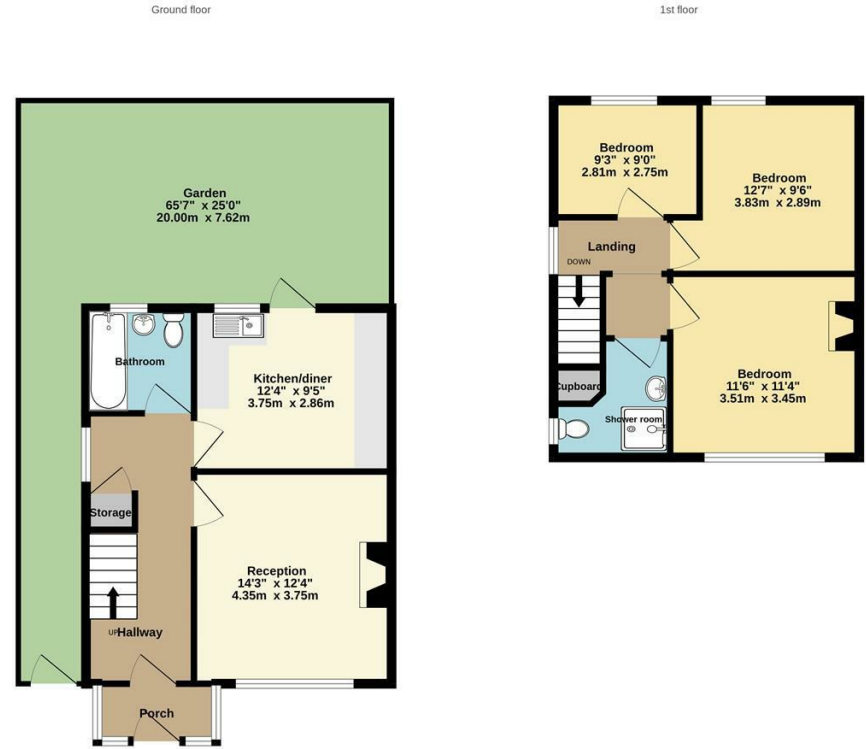


# Haselbury Road Edmonton London N9 9TT

Tenure: Freehold  
Gross Internal Area: 904.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			
(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 904sq.ft. (84.0 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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