



Latymer Road, N9 9PQ
Edmonton





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- Kings Are Pleased To Present This
- Three Bedroom Semi Detached House
- Extended 1930's Build
- Off Street Parking
- 27ft Through Lounge & Additional Dining Area
- First Floor Bathroom & Downstairs WC
- 46ft Rear Garden With Side Access
- Sought After Residential Location
- Chain Free
- Council Tax Band E

£525,000



KINGS are pleased to present this EXTENDED Three Bedroom Semi Detached House with OFF STREET PARKING on the ever popular Latymer Road. This 1930's built family home is CHAIN FREE featuring a spacious entrance hall, a 27FT THROUGH LOUNGE, with an additional dining area, a DOWNSTAIRS WC, a first floor bathroom and a 46ft rear garden with SIDE ACCESS via a shared driveway.

The property is situated in a SOUGHT AFTER residential turning of N9 conveniently located close to local shops and offers effortless access to Churchfield Primary School, whilst being well connected to both Edmonton Green Train Station and the A10 Great Cambridge Road. There are also the benefits of gas central heating, double glazed windows and POTENTIAL to extend further to the rear as well as a loft conversion (stp).

Council Tax Band E

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Low, Surface Water: Low

ENTRANCE HALLWAY

RECEPTION ROOM ONE 12'7 x 12'10 (3.84m x 3.91m)

RECEPTION ROOM TWO 12'10 x 10'8 (3.91m x 3.25m)

DINING AREA 9'0 x 7'7 (2.74m x 2.31m)

KITCHEN 9'9 x 7x1 (2.97m x 2.13mx0.30m)

WC 7'1 x 3'4 (2.16m x 1.02m)

FIRST FLOOR LANDING

BEDROOM ONE 12'2 x 11'6 (3.71m x 3.51m)

BEDROOM TWO 12'11 x 11'11 (3.94m x 3.63m)

BEDROOM THREE 9'7 x 7'0 (2.92m x 2.13m)

BATHROOM 6'5 x 6'4 (1.96m x 1.93m)

GARDEN 46'7 approx (14.20m approx)

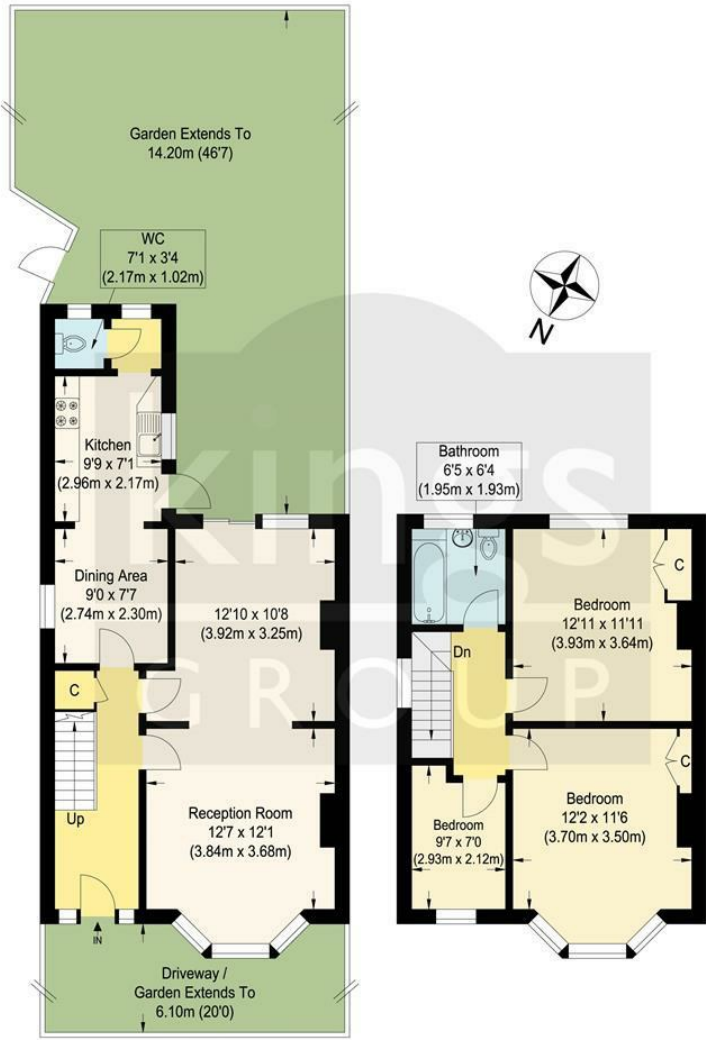








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Ground Floor First Floor

Latymer Road, N9

Approximate Gross Internal Floor Area : 100.30 sq m / 1079.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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