# 42

# Great Cambridge Road, Edmonton N9 9UJ

**Offers In The Region Of £450,000**

House - Semi-Detached | Freehold
Council: | Council Tax Band: D

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TARGET
RESIDENTIAL SALES & LETTINGS


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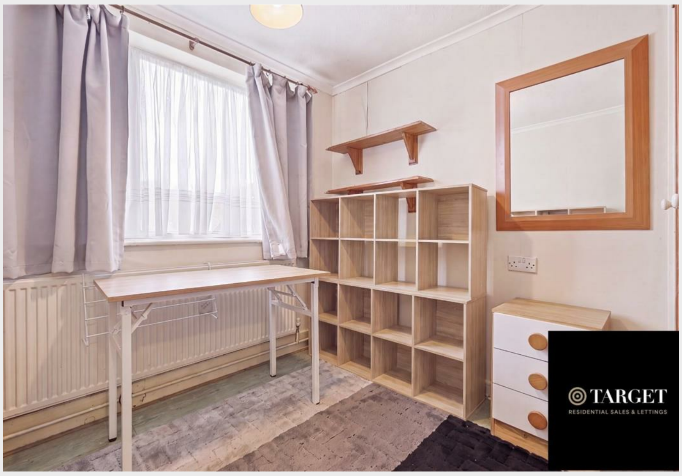
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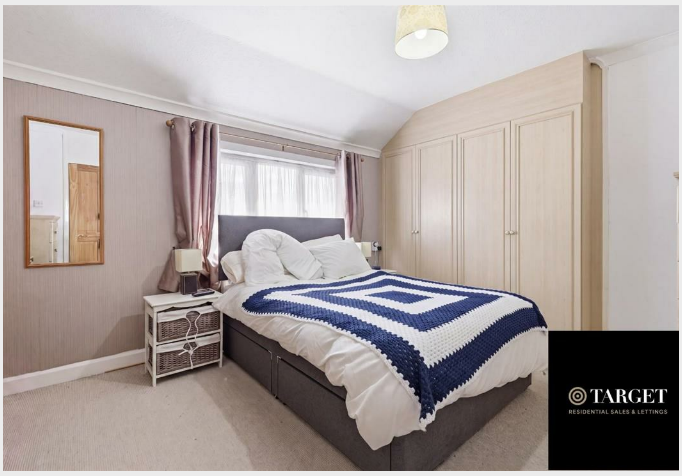
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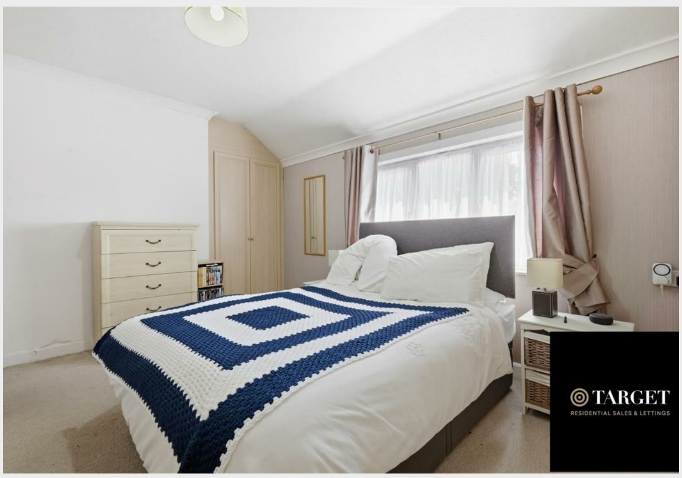
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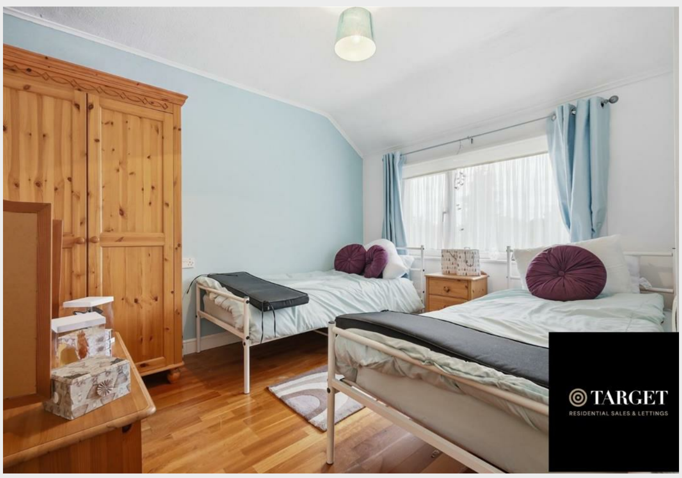
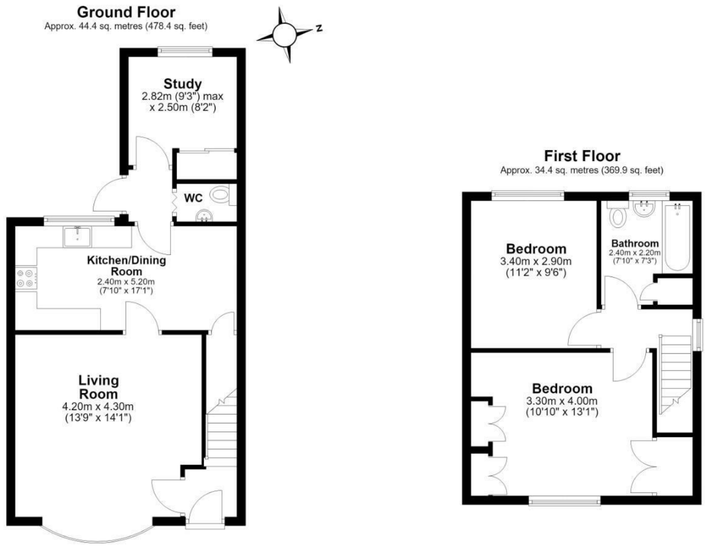

TARGET
RESIDENTIAL SALES & LETTINGS

Characterful Two Bedroom Semi-Detached Home in a Highly Convenient Location
Offering a wonderful blend of period charm and everyday practicality, this attractive 1920s semi-detached home is an excellent opportunity for first-time buyers, young families and downsizers and investors alike.
The property features two spacious reception rooms, providing flexible living and dining accommodation, ideal for both entertaining and relaxing. Upstairs are two well-proportioned bedrooms together with a family bathroom, while the home's character and abundance of natural light create a warm and welcoming atmosphere throughout.
Externally, the property enjoys the benefits of a traditional semi-detached design and is perfectly positioned for those seeking excellent transport connections and local amenities.
The location is particularly appealing, with Edmonton Green and Bush Hill Park stations providing convenient rail services into Central London, while numerous bus routes including the 102, 144, 149, 259, 279 and 349 offer excellent links across Enfield, Tottenham, Walthamstow and beyond. Road users will also appreciate easy access to the A10 Great Cambridge Road, North Circular (A406) and M25.
For leisure and recreation, residents are within easy reach of Pymmes Park, Jubilee Park and Bury Lodge Gardens, offering open green spaces, children's play areas and pleasant walking routes. A wide selection of shopping and leisure facilities can be found at Edmonton Green Shopping Centre, with further retail and dining options available at Enfield Retail Park and Tottenham Hale Retail Park.
Families will appreciate the choice of well-regarded local primary and secondary schools, while nearby gyms, healthcare facilities and supermarkets add further convenience to this sought-after location.
Early viewing is highly recommended.




Total area: approx. 78.8 sq. metres (848.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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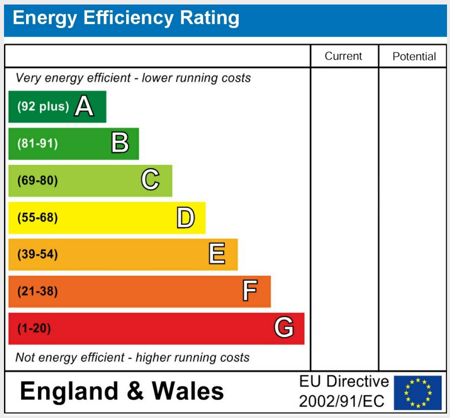
Plan produced using PlanUp.

**Kipling Terrace**


**How to Make an Offer**
To submit an offer, please email theo@targetproperty.co.uk with the following details (We reserve the right to request further info if required by law).

**Offer Amount (£)** – Confirm the amount you wish to offer.

**Buyer Type** – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

**Mortgage Agreement** – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

**Deposit Confirmation** – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

**Identification** – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

**Proof of Address** – Supply a document verifying your current address.

**Solicitor Details** – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

**Mortgage Broker Details** – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

**AML & Identity Checks** – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

**What Are ID & Anti Money Laundering Checks**
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

**Proof of Funds**
An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

**Source of Funds (SOF)**
(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal activities.

**Evidence of Property Sale:**
If you intend to use proceeds from an ongoing property sale, you will be required to provide supporting documentation. Acceptable evidence includes a letter from your solicitor, confirmation from your broker, a detailed breakdown of the funds being allocated, and an Agreement in Principle (AIP) covering the remaining balance. Additionally, please provide either written confirmation of the agreed sale price from your estate agent or a copy of the completion statement.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