

Latymer Road, N9 9PL
London

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- Kings Are Pleased To Present This
- Three Bedroom End of Terrace House
- 1930's Build With Detached Garage
- 23ft Through Lounge
- Separate Kitchen & Utility Room
- First Floor Bathroom & Separate WC
- 31ft Rear Garden With Side Access
- Double Glazing & Gas Central Heating
- Sought After Residential Location
- Chain Free

Offers Over £450,000









KINGS are pleased to present this THREE BEDROOM END OF TERRACE HOUSE with a DETACHED GARAGE to the rear, situated on the sought after residential turning of Latymer Road. This attractive 1930's built home is CHAIN FREE and requires modernisation offering EXCELLENT POTENTIAL throughout, making it an ideal purchase for growing families.

The ground floor features a spacious 23FT THROUGH LOUNGE/DINER, together with a separate fitted kitchen leading into a practical UTILITY ROOM with additional storage and access to the rear garden. Upstairs offers three well proportioned bedrooms, a family bathroom, and a separate WC.

Further benefits include gas central heating, double glazing, a 31ft rear garden with SIDE ACCESS, and potential off street parking (stp). The garage provides excellent storage, parking, or potential for a workshop, and is accessed via a secure gated resident's service road directly next to the property for ease.

Ideally located within easy reach of Churchfield Primary School, making it an excellent choice for families. A wide range of local shops, supermarkets and everyday amenities can be found nearby, whilst Edmonton Green Shopping Centre and Edmonton Green Station are both within walking distance, providing direct links into Central London.

The property also benefits from close by road connections via the A10 Great Cambridge Road and A406 North Circular, with nearby parks and open green spaces including Churchfield Recreation Ground and Pymmes Park offering excellent leisure facilities for residents.

Council Tax Band D
EPC Rating D
Construction Type – Standard (Brick, Tile)
Flood Risk – Rivers & Seas: Very Low, Surface Water: Very Low







PORCH

ENTRANCE HALLWAY

LOUNGE/DINING ROOM 23'0 x 3'10 (7.01m x 1.17m)

KITCHEN 10'2 x 5'11 (3.10m x 1.80m)

UTILITY 7'7 x 5'3 (2.31m x 1.60m)

FIRST FLOOR LANDING

BEDROOM ONE 12'5 x 10'2 (3.78m x 3.10m)

BEDROOM TWO 12'2 x 9'10 (3.71m x 3.00m)

BEDROOM THREE 7'3 x 6'3 (2.21m x 1.91m)

GARDEN 31'9 x 16'5 (9.68m x 5.00m)

DETACHED GARAGE 16'5 x 9'10 (5.00m x 3.00m)


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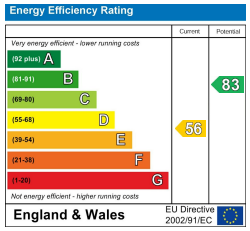

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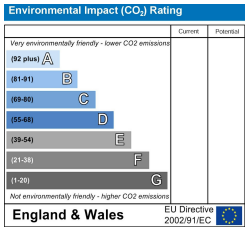


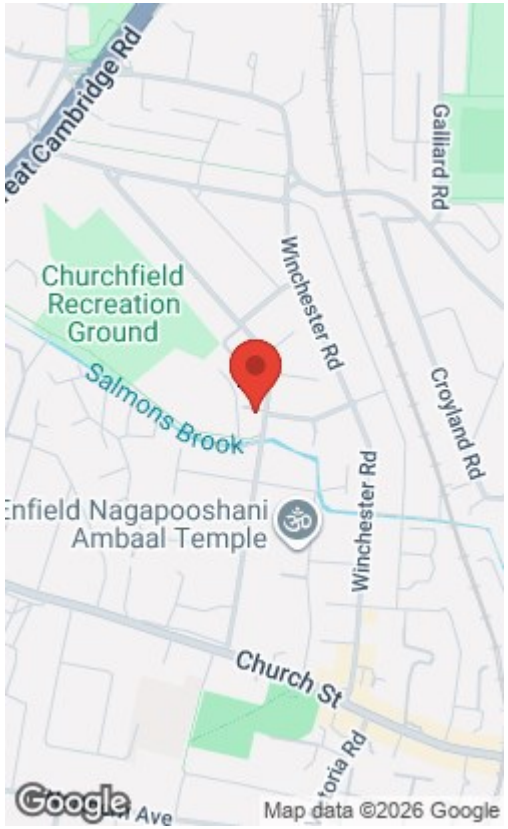










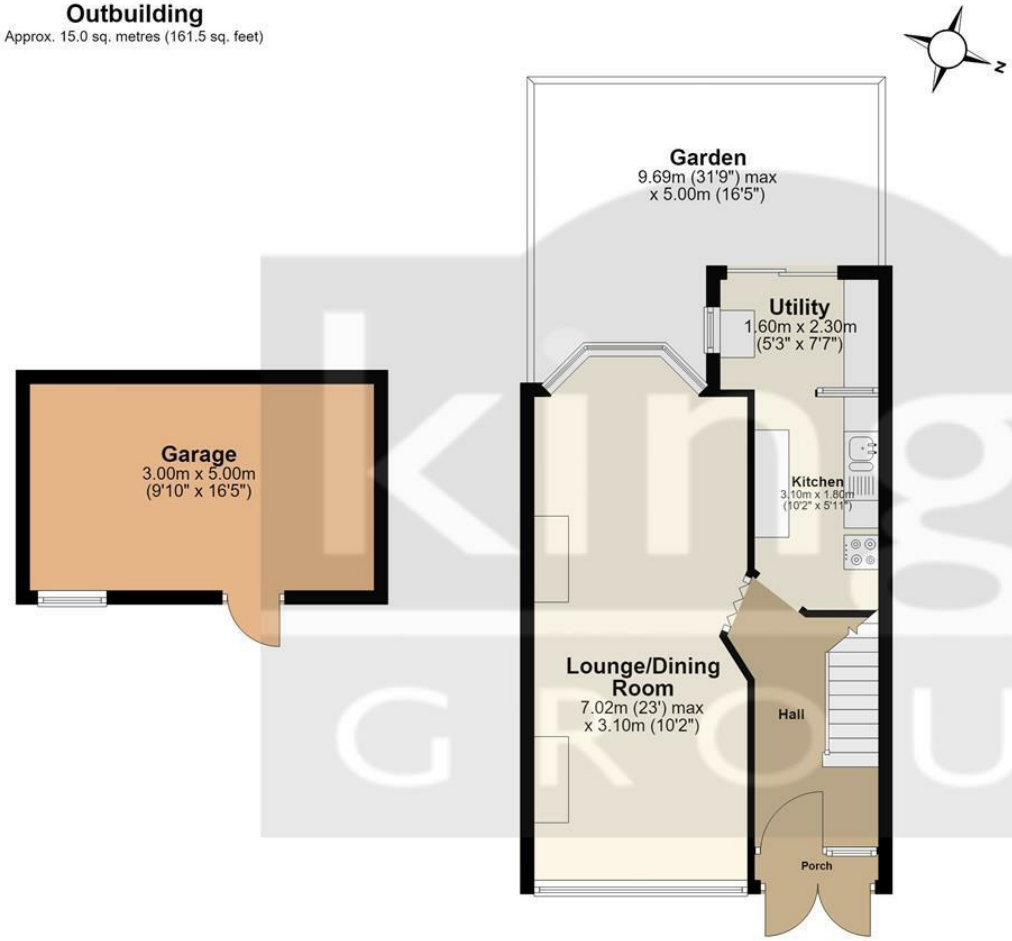


Ground Floor

Approx. 39.2 sq. metres (421.8 sq. feet)
(excluding Garden)

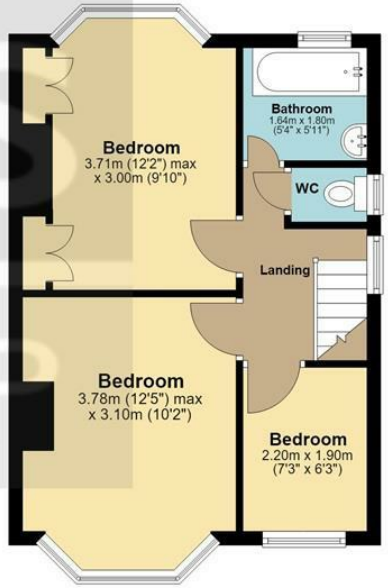
Outbuilding

Approx. 15.0 sq. metres (161.5 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.0 sq. feet)



Total area: approx. 89.2 sq. metres (960.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Latymer Rd

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