



LATYMER WAY, N9
£470,000 FREEHOLD

**A THREE-BEDROOM SEMI-DETACHED HOUSE WITH EASY
ACCESS TO PUBLIC TRANSPORT LINKS, SCHOOLS, AND
OPEN SPACES.**

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



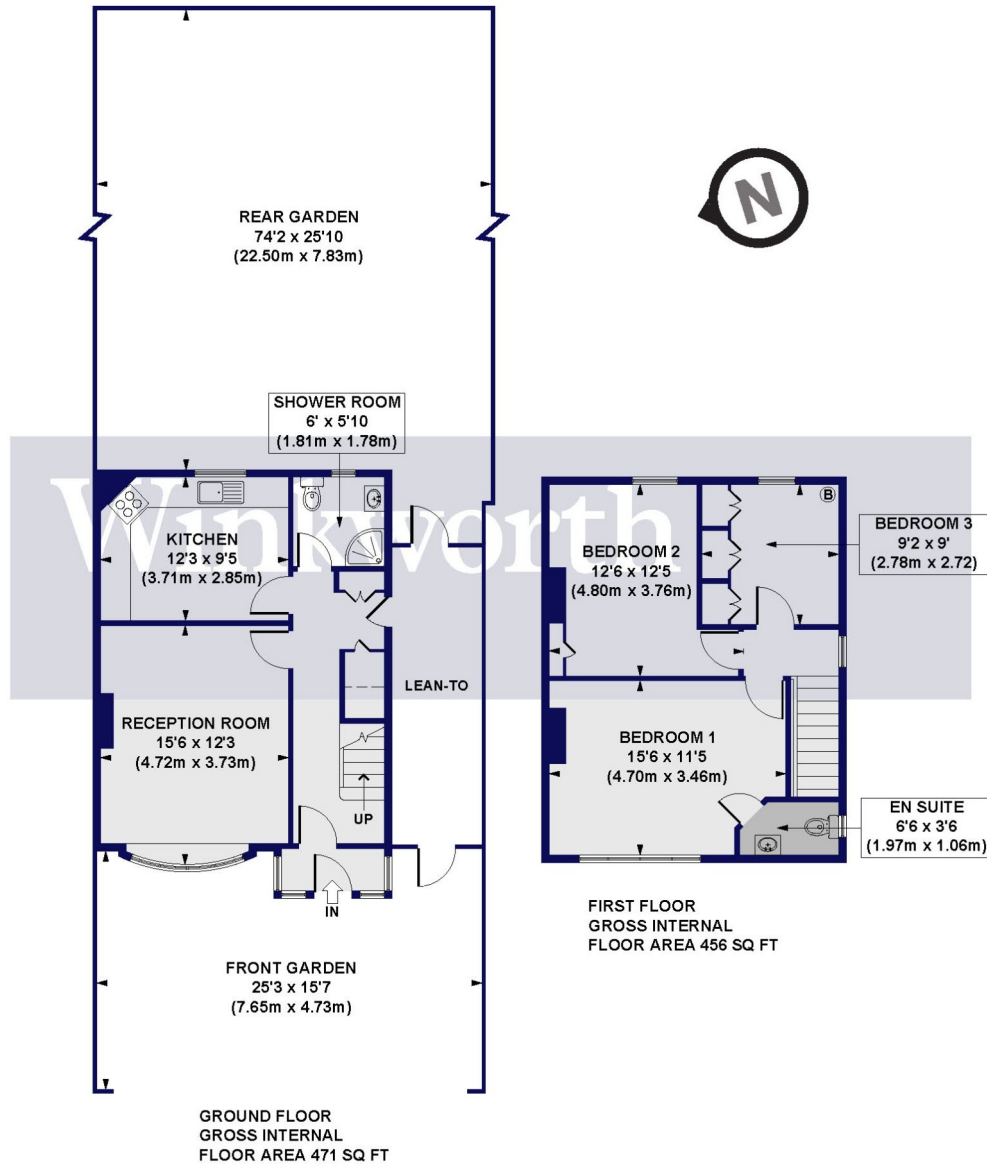
DESCRIPTION:

A charming semi-detached house located in a popular area within easy reach of Edmonton Green and Silver Street overground stations, offering direct services to Liverpool Street, plus several sought-after schools. The property is also well served by bus links to Wood Green and Enfield Town, as well as convenient access to the A10 and A406.

Offered for sale with no onward chain, the property features a spacious reception room, an eat-in kitchen, three bedrooms, and two shower rooms - including one en-suite. Outside, there is a generous rear garden measuring approximately 74'2" in length, a side return offering potential for extension (subject to planning consent), and a block-paved hardstanding at the front of the property. We recommend a viewing to appreciate the potential the property offers.



Latymer Way, N9
Approx. Gross Internal Floor Area 927 sq. ft / 86.12 sq. m
(Floor Area Excludes Lean-To)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax: London Borough of Enfield – Band D

All figures that are shown were correct at the time of listing.

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.