

# NOVUS Residential

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LETTINGS  
MANAGEMENT

LATYMER WAY, EDMONTON, N9



A semi-detached three-bedroom, two-bathroom freehold property located upon this popular residential street, well located for access to local amenities. The accommodation, that extends to 925 sq ft, comprises storm porch to entrance hall with doors leading to: reception room, kitchen/breakfast room and family bathroom suite. The first floor comprises two double bedrooms, one with en-suite shower room, and a further single bedroom. To the front the property provides off street parking and to the rear there is a good size rear garden, laid to lawn, with a large outhouse/study/gym to the rear. Benefits include UPVC double glazing throughout and wood flooring to reception room and entrance hall.

Latymer Way is accessed via either the A10 or Deansway and affords comfortable access to local amenities with Edmonton Green being within comfortable walking distance, with its many and varied shopping and leisure. Edmonton Green Station (Overground) which provides regular commuter services to London's Liverpool Street Station. Several schools of good renown, to include Latymer Grammar School, are also within a short distance of the property.

**£519,500 (STC)**

**Chain Free**

0208 350 8936

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**PRS** Property  
Redress  
Scheme





**Council Tax: Band D £1,952 (Enfield)**



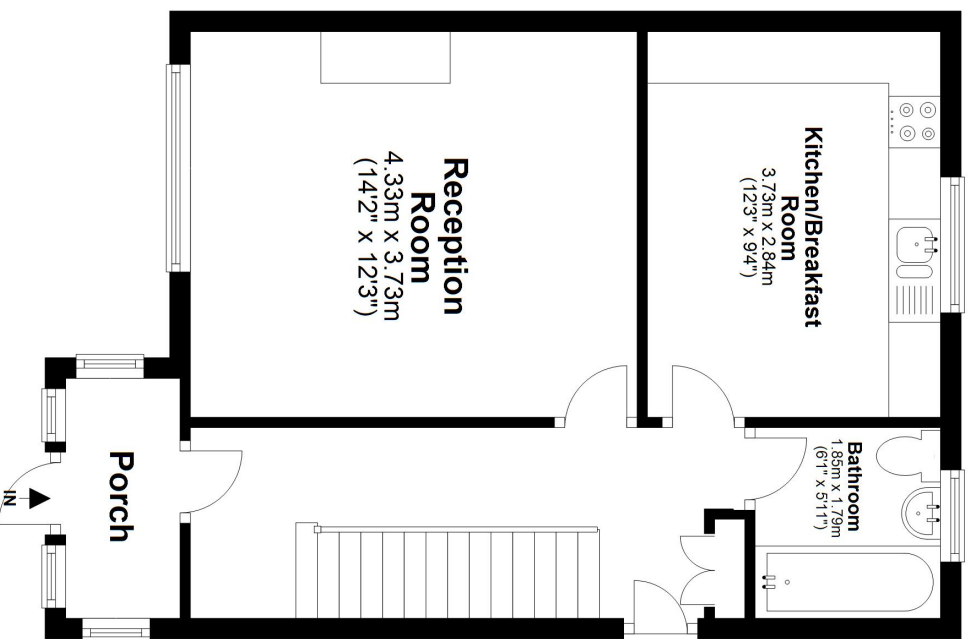




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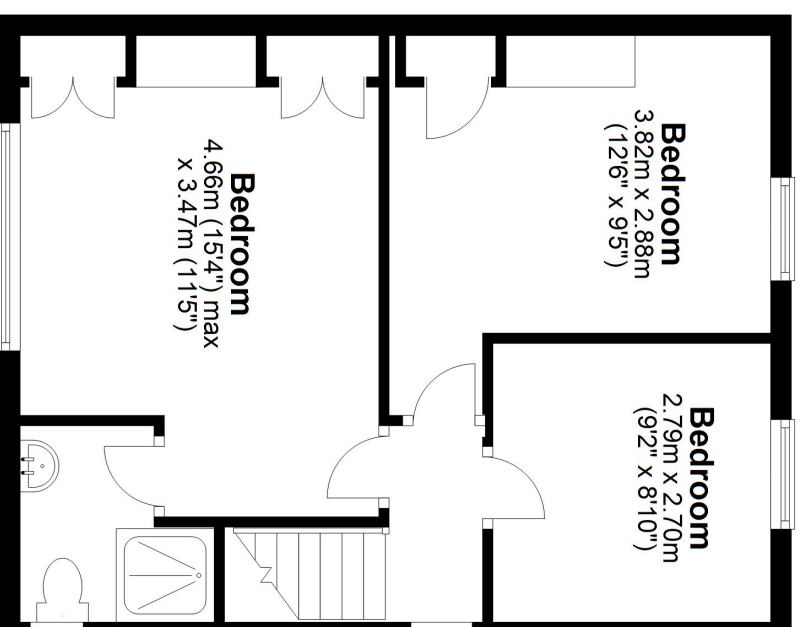
## Ground Floor

Approx. 44.1 sq. metres (474.3 sq. feet)



## First Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



Total area: approx. 86.0 sq. metres (925.6 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertypics.co.uk.

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Plan produced using PlanUp.