



KIPLING TERRACE, LONDON, N9
£439,995 FREEHOLD

**A LIGHT AND AIRY THREE BEDROOM HOUSE LOCATED
CLOSE TO SCHOOLS AND OPENS-SPACES, OFFERED FOR
SALE WITH NO ONWARD CHAIN.**

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

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DESCRIPTION:

An extended and well-presented terraced house situated on the boundary of Palmers Green and Edmonton, moments from the popular Firs Farm Primary School, the selective Latymer Secondary School, and Edmonton County Secondary School. The area also benefits from excellent open spaces, including Firs Farm Wetlands and playing fields.

The ground floor features a spacious reception room, an adjoining kitchen and dining room - ideal for entertaining, plus a modern shower room. The first floor provides three bedrooms, including two doubles. The bedrooms at the rear of the house.

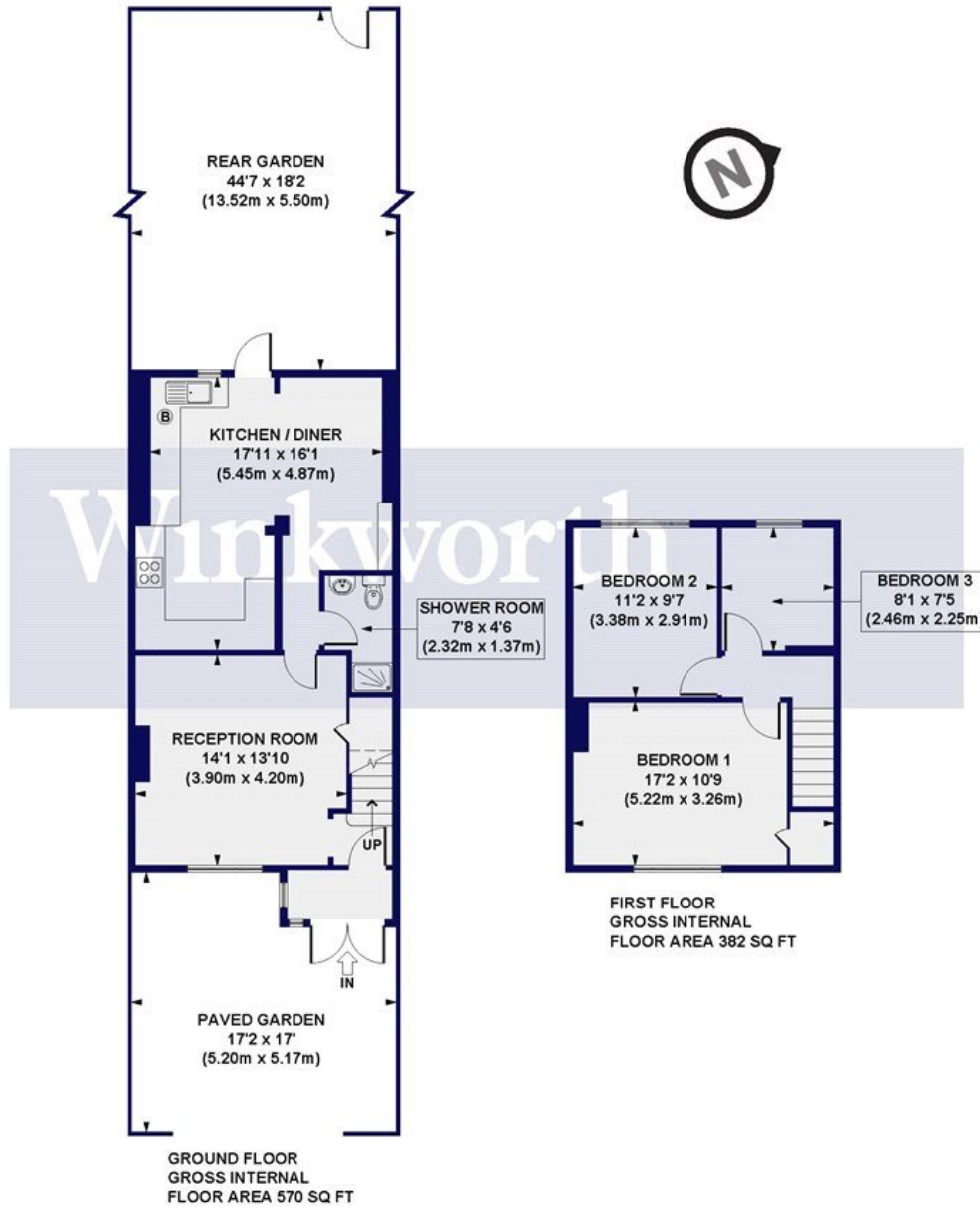
Outside, there is a secluded 44'7 long westerly aspect rear garden backing onto a playing field. At the front of the house is a block-paved hardstanding. The property is offered for sale with no onward chain.

Tenure: Freehold

Council Tax: London Borough of Enfield – Band D



Kipling Terrace, Great Cambridge Road, N9
 Approx. Gross Internal Floor Area 931 sq. ft / 86.46 sq. m



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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-58) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 70 | 80 |

EU Directive 2002/91/EC



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