



WILMER WAY, N14
£720,000 FREEHOLD

**A SPACIOUS FAMILY HOME WITH OPEN-PLAN LIVING
AND A GARDEN BACKING ONTO ARNOS PARK.**

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DESCRIPTION:

A spacious three-bedroom end-of-terrace family home backing onto Arnos Park, boasting 1424 Sq.ft of light and airy living accommodation and offered for sale chain-free. The location is also within easy reach of Arnos Grove tube station (0.4 miles), as well as Palmers Green rail station (approx. 1 mile).

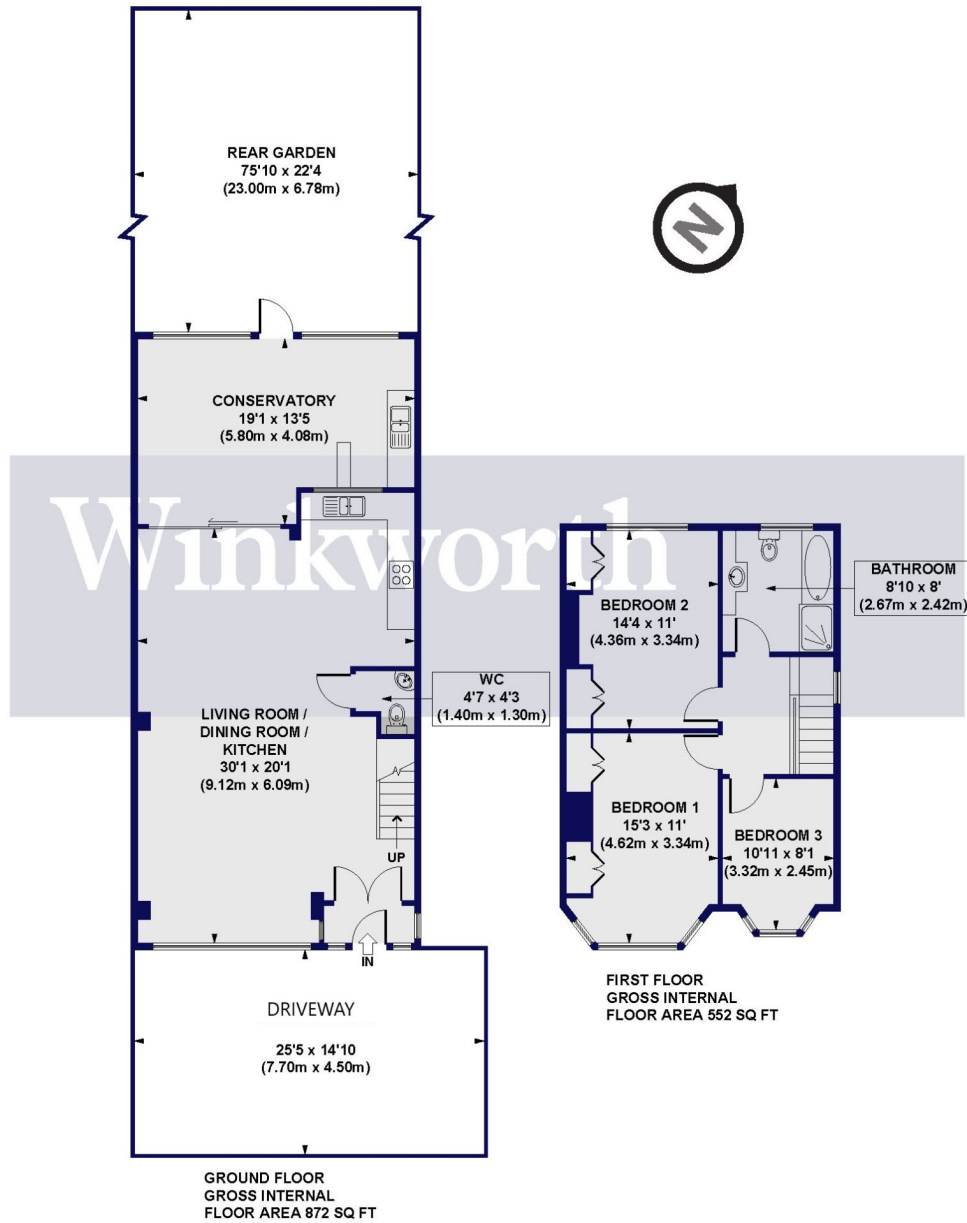
The ground floor features a superb 30'1 x 20'1 open-plan space ideal for entertaining. You will find a generously sized living room, dining room, and kitchen. At the rear of the house is a wide conservatory with a utility area on one side. There is also a guest WC located off the living room. The first floor provides three well-proportioned bedrooms and a family bathroom.

Outside, the property enjoys a park-facing rear garden extending just under 76' in length, with a large, paved patio and side access. At the front of the house is a wide block-paved driveway.

Council Tax: London Borough of Enfield - Band F



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Approx. Gross Internal Floor Area 1424 sq. ft / 132.27 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	
	Potential
Very energy efficient - lower running costs	
(92) A	
(81-91) B	87
(69-80) C	
(55-68) D	
(39-54) E	54
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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