



 **3**  
Bedrooms

 **2**  
Bathrooms





**Three Bedrooms | 1930's Home | OFF STREET PARKING & REAR GARAGE | Ground Floor Shower Room | WALKING DISTANCE TO LATYMER GRAMMAR SCHOOL | Excellent Transport Links...**

Gracechurch Property Services are delighted to offer this THREE BEDROOM 1930's FAMILY HOME situated on a residential turning of Upper Edmonton N18, in the desirable Westerham Estate.

This property benefits from OFF STREET PARKING along with a DOUBLE GARAGE to the rear, an EXTENDED KITCHEN/DINER and GROUND FLOOR W/C SHOWER ROOM. The first floor offers three bedrooms with a modern and spacious family bathroom.

Outside is a private rear garden with a paved patio entertaining area with access to rear garage.

The property is on a popular road with families, being close to outstanding schools including LATYMER GRAMMAR SCHOOL, bus routes and easy access to both Silver Street and Edmonton Green Railway Stations.

#### Other Information...

Parking Arrangements: Off Street Parking & Double Garage

Vendors position: Actively Looking

Council Tax Band: D

Tenure: Freehold

Potential Rental Value: £1,700

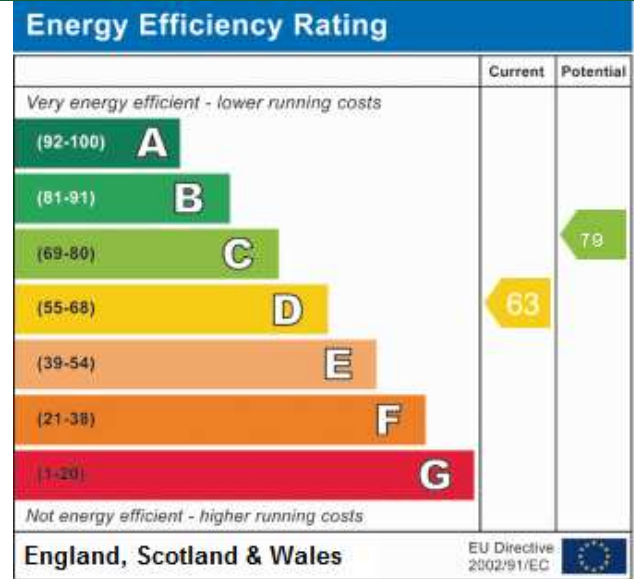
Heating: Gas Central Heating

Boiler Location: Kitchen



## Bexley Gardens, N9

Total Area: 106.3 sq metres approx.



\*\*\*Please note: Whilst every attempt has been made to ensure the accuracy of our floor plans please note that measurements are approximate and no responsibility is taken for any error, omission or misstatement. The floor plans we produce are for representation purposes only and should be used as such by any prospective purchaser. No guarantee is given on the total square footage of the property if quoted on our plans. Any figure given is for initial guidance only and should not be relied on as a basis for valuation purposes.\*\*\*

