



Pymmes Road, N13 4RY

£560,000 FREEHOLD

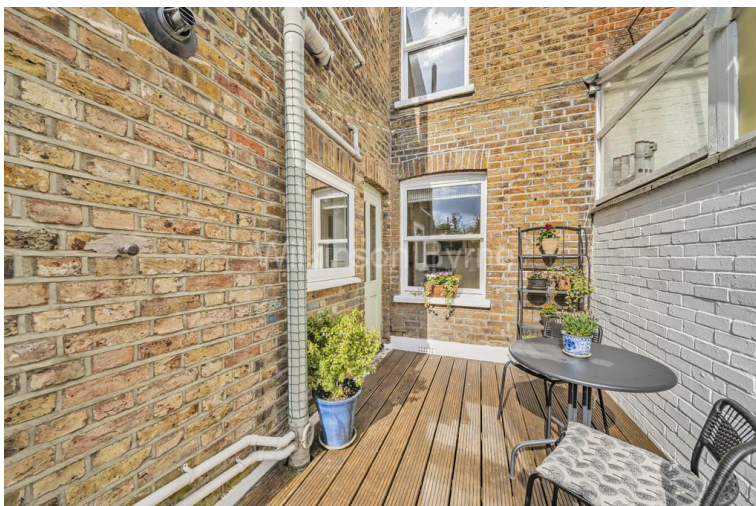
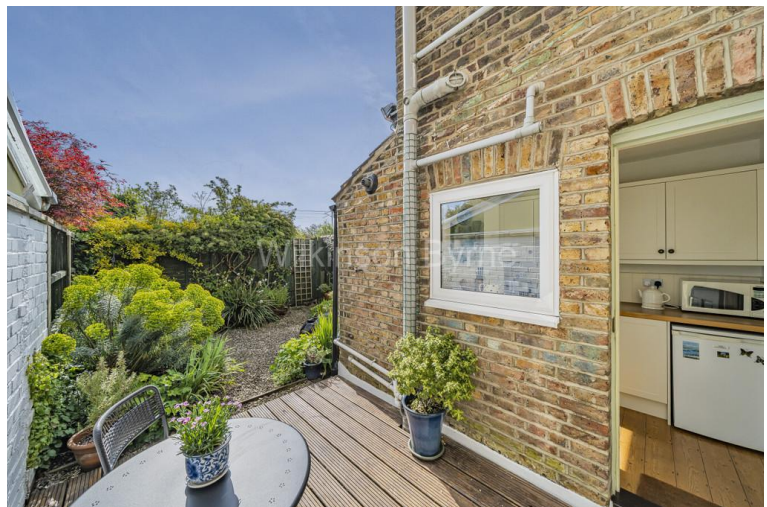
A rare opportunity to own this well presented two-bedroom Edwardian house, perfectly blending timeless charm with modern living. Located in a sought-after road, making it an ideal choice for city workers. Well thought layout provide ample space for comfortable living. The property features two separate receptions, The well-appointed kitchen is complete with all the necessary units appliances and storage space, the door leading out to reveal a well looked after garden, perfect for enjoying barbecues and outdoor gatherings. This charming house has retained some of its period features adding a touch of character and uniqueness to the property plus enjoy the benefits of double glazed sash windows and gas central heating, ensuring a cozy and energy-efficient living environment throughout the year. Situated within walking distance to Bounds Green tube and Bowes Park railway stations.

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The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sight of the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.



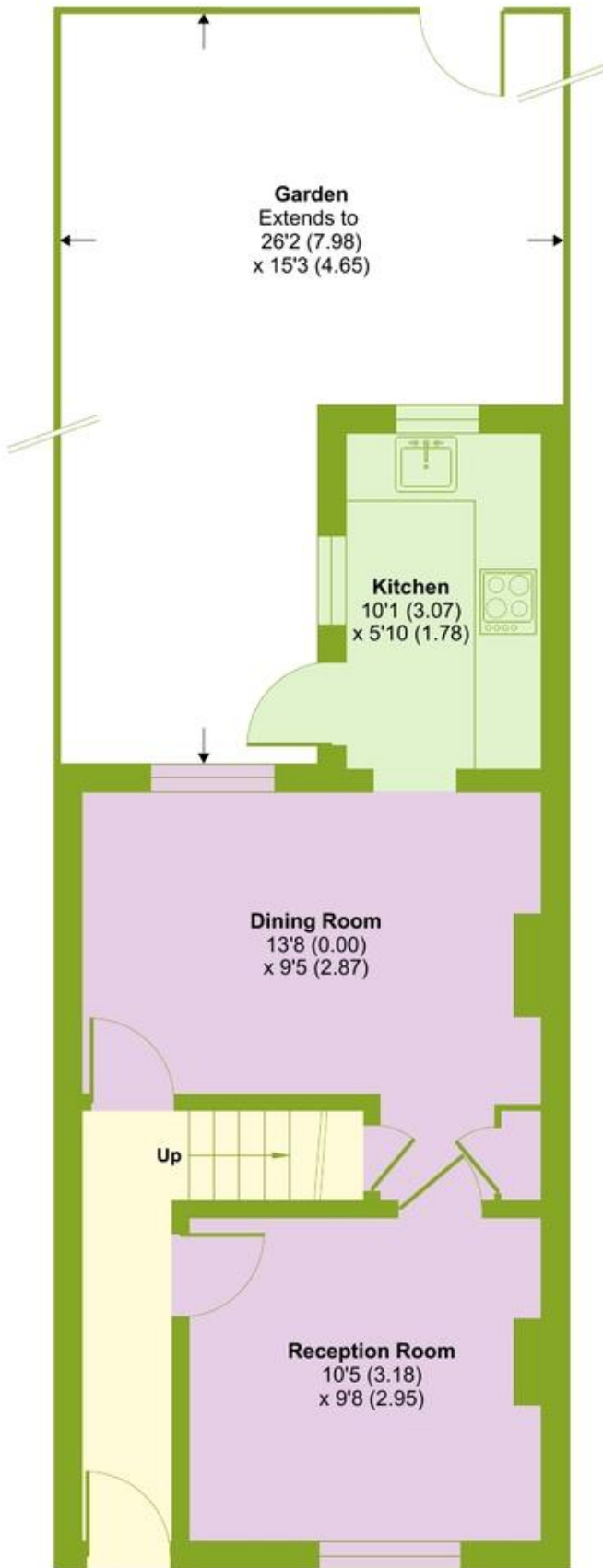


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Pymmes Road, Palmers Green, London, N13

Approximate Area = 717 sq ft / 66.6 sq m

For identification only - Not to scale



GROUND FLOOR

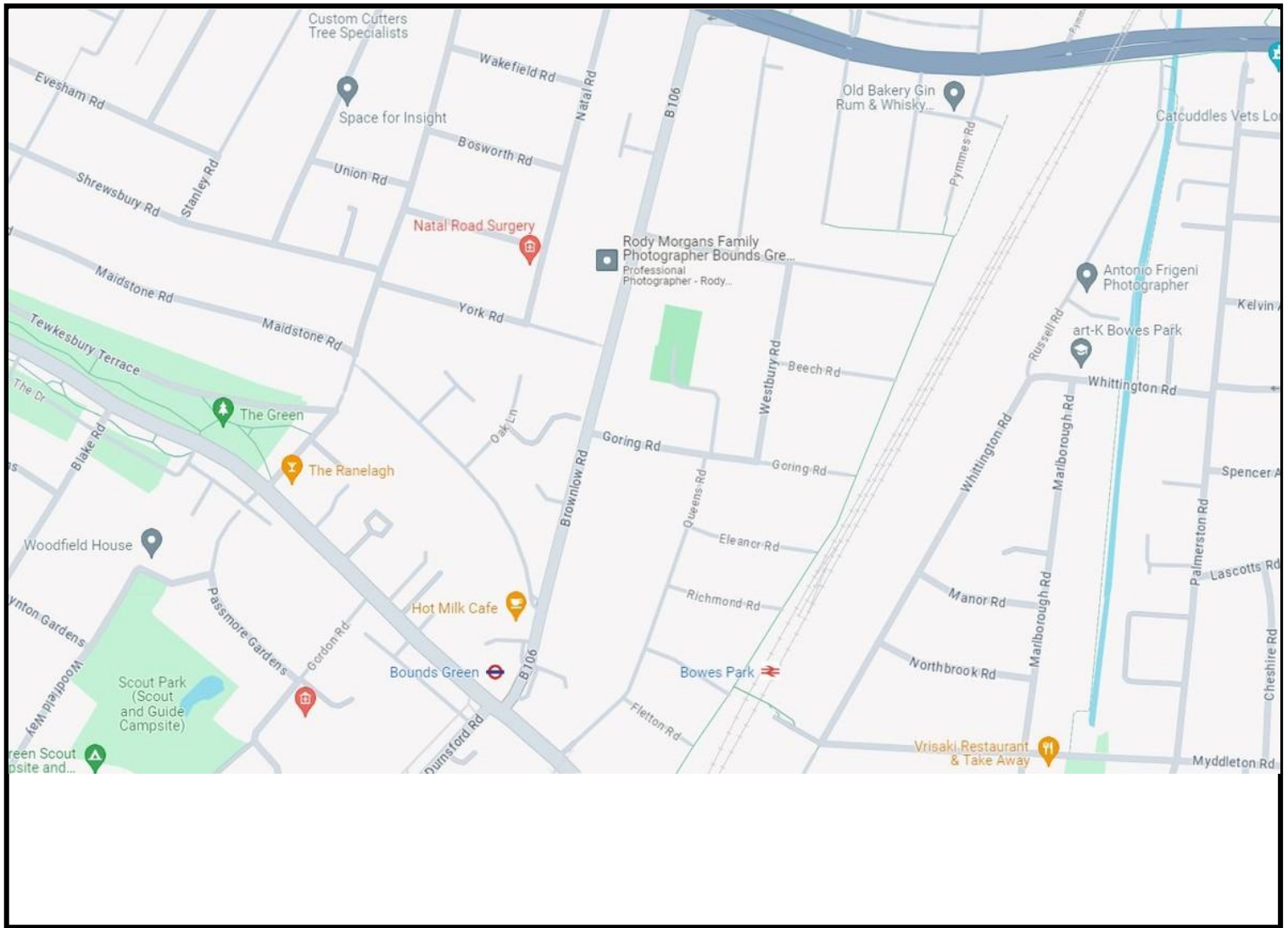


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wilkinson Byrne. REF: 1119929





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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