



Farrant Avenue, Wood Green, N22 6PD

£670,000

 **Coultons**

PROPERTY SUMMARY

Set in the ever popular conservation area of Noel Park is this delightful and beautifully presented two double bedroom end of terrace period house. Added benefits include two reception rooms, a modern fitted kitchen, which opens onto a tranquil rear garden with a decked patio area and water feature to the rear, a larger than average first floor contemporary fitted bathroom with free standing bath and shower cubicle, sash double glazed windows and gas central heating.

Farrant Avenue is only a short walk to the vibrant shopping area of Wood Green with all its bars and restaurants with a vast array of eateries, coffee shops, and shopping mall with major and independent retailers. Public transport includes plenty of bus routes along with the Underground Stations of both Wood Green and Turnpike Lane, (Piccadilly Line - Zone 3). The property is also within easy reach of local parks and the trendy areas of Harringay, Crouch End & Muswell Hill and the vast green spaces of Alexandra Park.

There are also plenty of local schools withing walking distance, both primary and secondary.

In our opinion this property would make an excellent home and viewing is highly recommended.

Disclaimer: Please note that the photos/images are pre the current tenancy and are for illustration purposes only.

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1



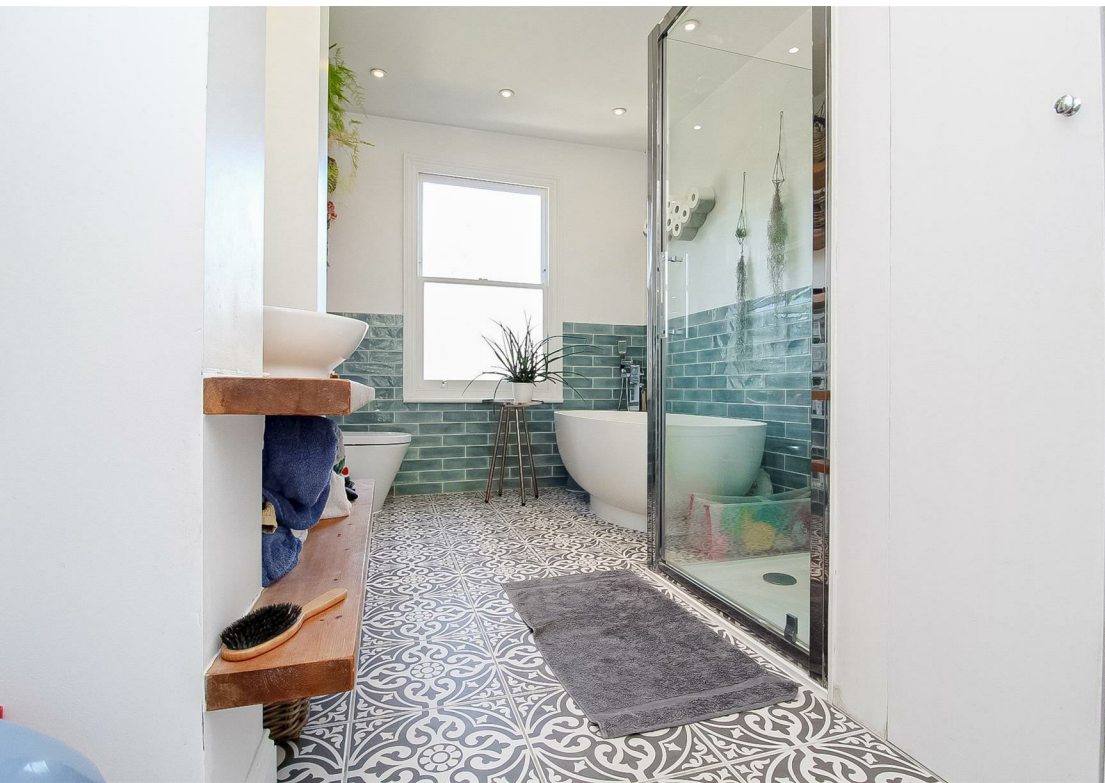
2





BECOME A BABY

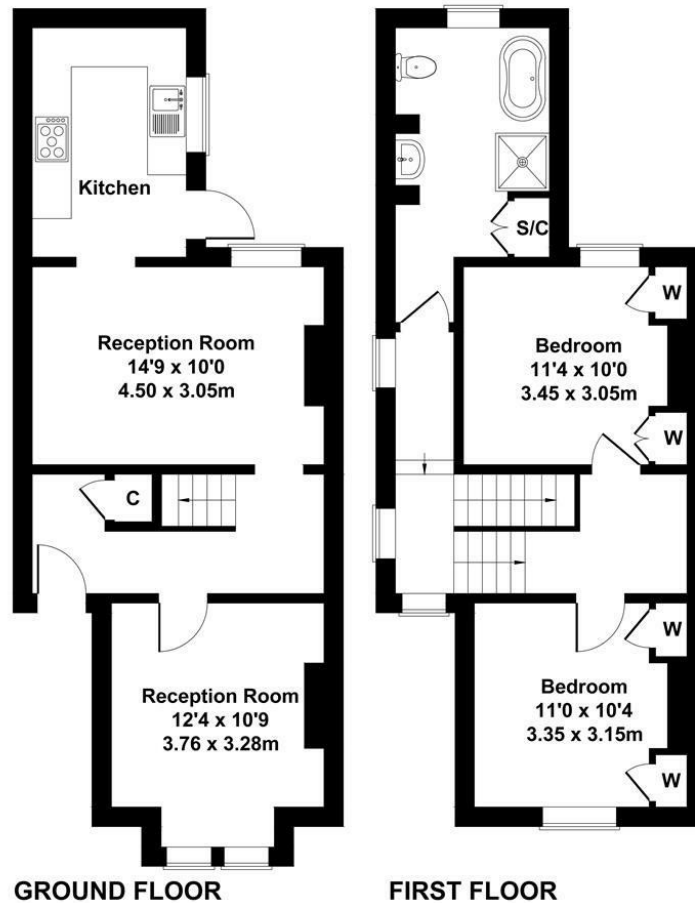






39 Farrant Avenue N22

Approximate Gross Internal Area
915 sq ft - 85 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

LOCAL AUTHORITY

Haringey

TENURE

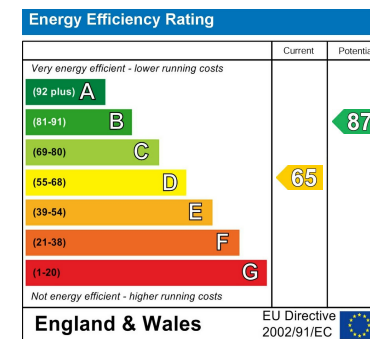
Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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