



Whittington Road, Wood Green, N22 8YR

OFFERS IN EXCESS OF
£1,250,000

 **Coultons**

PROPERTY SUMMARY

Occupying 2372sqft (220sqm) and set over three floors is this extended five bedroom, four bathroom end of terrace Victorian house situated in the desirable area of Bowes Park. Further benefits include a front living room, a spacious fitted kitchen, and additional room, plus a 34ft extended family/dining room which is excellent for entertaining.

There is a very good size garden with side access to the front, along with an outbuilding to the rear which is 663sqft (61.6sqm). The outbuilding has power and water with a shower room, and is currently being used as a gym and a games room. This can easily be used as a work studio/office. To the front aspect of the property there is off street parking for two cars.

Whittington Road is ideally situated within easy reach of the bustling local shopping area of Myddleton Road where you will find plenty of independent retailers along with a street market on the first Sunday of the month. The property is also a short walk back to the vibrant shopping area of Wood Green with all its bars, restaurants and coffee shops. Transport links includes both Wood Green and Bounds Green Underground Stations (Piccadilly Line), and Bowes Park Railway Station, along with plenty of bus routes.

The property is also within easy reach of trendy Crouch End and Muswell Hill with several boutique shops and eateries along with the vast green spaces of Alexandra Park being nearby.

This property must be seen to be fully appreciated and in our opinion will make an excellent family home and is being offered on a chain free basis.

For investors, the current vendors having planning consent for the house to be converted into three flats. Further information available upon request.

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Approximate Gross Internal Area = 220.4 sq m / 2372 sq ft
 Outbuilding = 61.6 sq m / 663 sq ft
 Total = 282.0 sq m / 3035 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY

Haringey

TENURE

Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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