



Hewitt Avenue, Wood Green, N22 6QD

GUIDE PRICE
£675,000

 **Coultons**

PROPERTY SUMMARY

Guide Price £675,000-£700,000

Set in the ever popular conservation area of Noel Park is this delightful and beautifully presented three bedroom mid terraced extended period house. Added benefits includes two reception rooms, a contemporary fitted kitchen, a ground floor WC, a first floor bathroom, double glazing, gas central heating and an easy to maintain paved rear garden.

Hewitt 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 family home and viewing is highly recommended.

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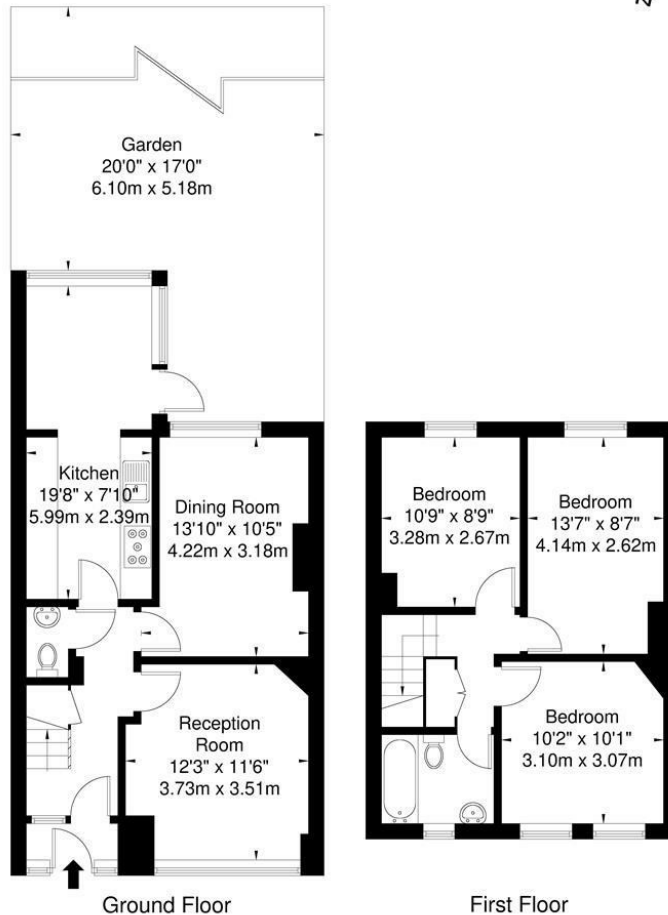








Hewitt Avenue, N22 6QD
 Approximate Gross Internal Area = 90.6 sq m / 975 sq ft



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
 D

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	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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