



## Sandringham Road, N22 6RB

**£750,000 FREEHOLD**

An impressive five bedroom mid-terraced family home situated on a popular tree lined residential turning. The property has been refurbished to an exceptional standard with benefits including, a beautiful loft extension as well as an extended kitchen/diner with bi-folding doors and integrated appliances. The ground floor features two reception rooms, a stunning kitchen/diner which offers a beautiful living space for entertaining guests and family, with access to a landscaped rear garden. The ground floor also benefits from a downstairs cloakroom. The first floor boasts three bright bedroom and a family bathroom. The second floor loft conversion adds a further two bedrooms and shower room. Sandringham Road is ideally located for the vibrant Wood Green shopping area with all its bars and restaurants and with easy access to Turnpike Lane and Wood Green Underground Station and multiple bus routes.

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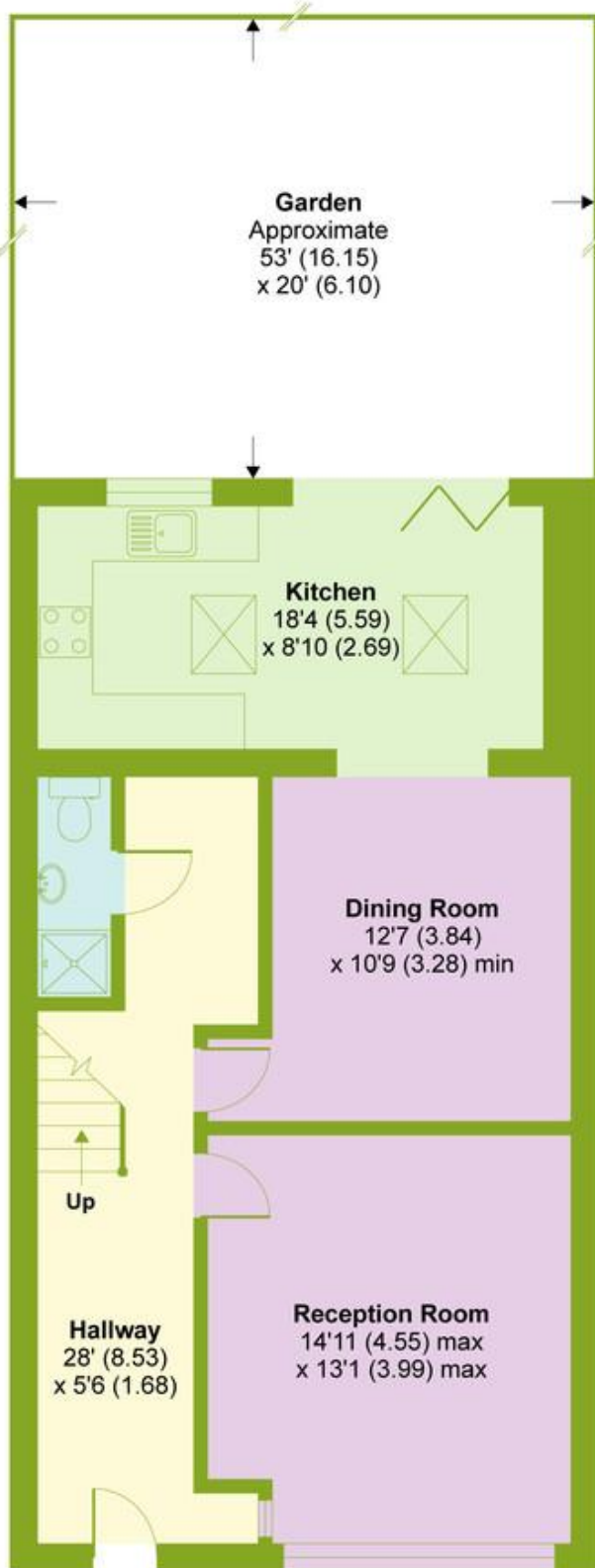




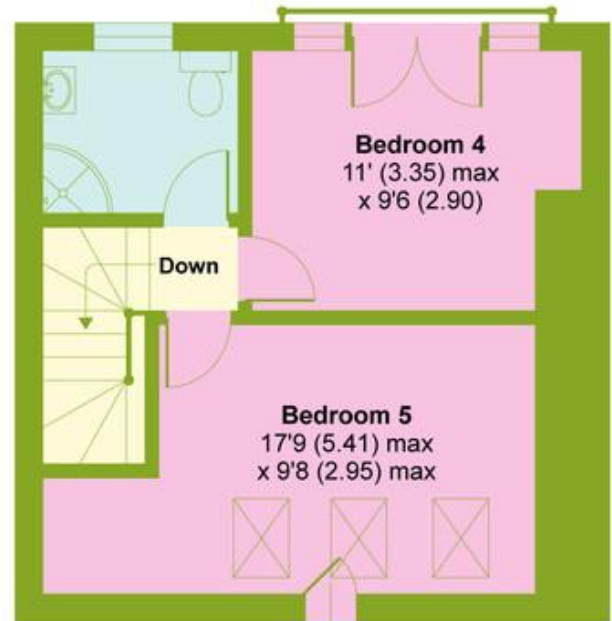
These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

# Sandringham Road, London, N22

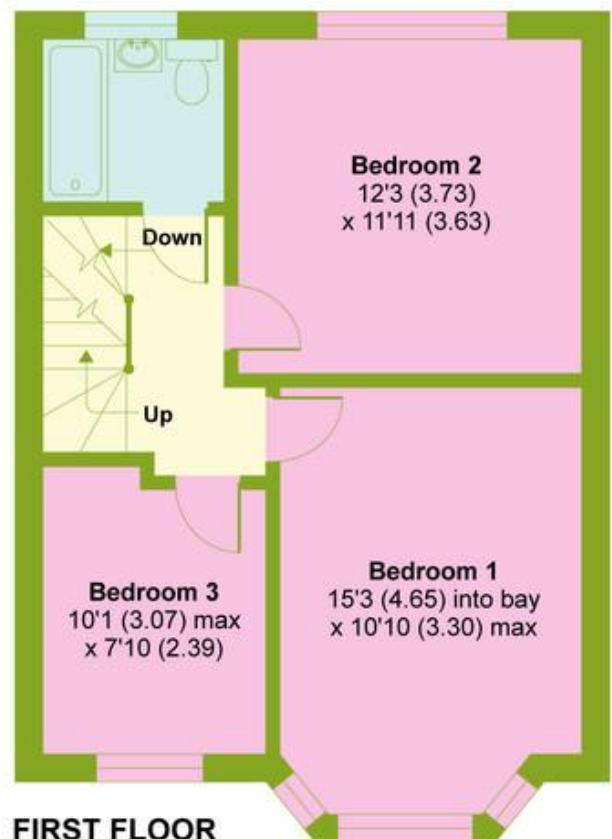
APPROX. GROSS INTERNAL FLOOR AREA 1581 SQ FT 146.9 SQ METRES



GROUND FLOOR



SECOND FLOOR




FIRST FLOOR






### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>32</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>17</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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