



Boundary Road, N22

OFFERS IN EXCESS OF: £700,000 FREEHOLD

Bright and spacious mid-terraced family home which is situated on one of the most desirable roads in the area.

The property has been well maintained by the current owner and offers great potential to extend STPP although already a fantastic size. It is ready for a new family to put their own stamp on it. The ground floor features a sunlit bay-fronted reception room which is open plan to the second reception/dining room, cloakroom and a lovely extended kitchen diner with access to the picturesque rear garden. The first floor boasts three double bedrooms and a family bathroom.

Boundary Road is ideally situated 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. The iconic Westbury Gastro Pub and Restaurant (Westbury Avenue) as well as the green open spaces of both Lordship Recreation grounds and Downhill's Park are all close by.



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Approx. Gross Internal Area 1226 Sq Ft - 113.9 Sq M
Approx. Gross Terrace/ Shed Area 107 Sq Ft - 9.9 Sq M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Produced for Wilkinson Byrne REF: 563057



3



Bedrooms

2



Receptions

1



Bathroom

Yes



Garden

D



Council Tax Band

Tenure:

Freehold

Council Tax Band:

D

Energy Efficiency Rating:

63

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