



Durnsford Road, N11 2EH

£675,000 FREEHOLD

A rare opportunity to acquire this 3 bedroom house in a sought after location. Benefiting from being within school catchments and being close to Bounds Green tube and Bowes Park railway stations. The property is in need of some updating throughout. The layout comprises of three bedrooms, two receptions, a large kitchen dinner and 2 bathrooms. The property has a large front garden and a large work studio at the rear of the back garden which has running water and electric.

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The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.





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.

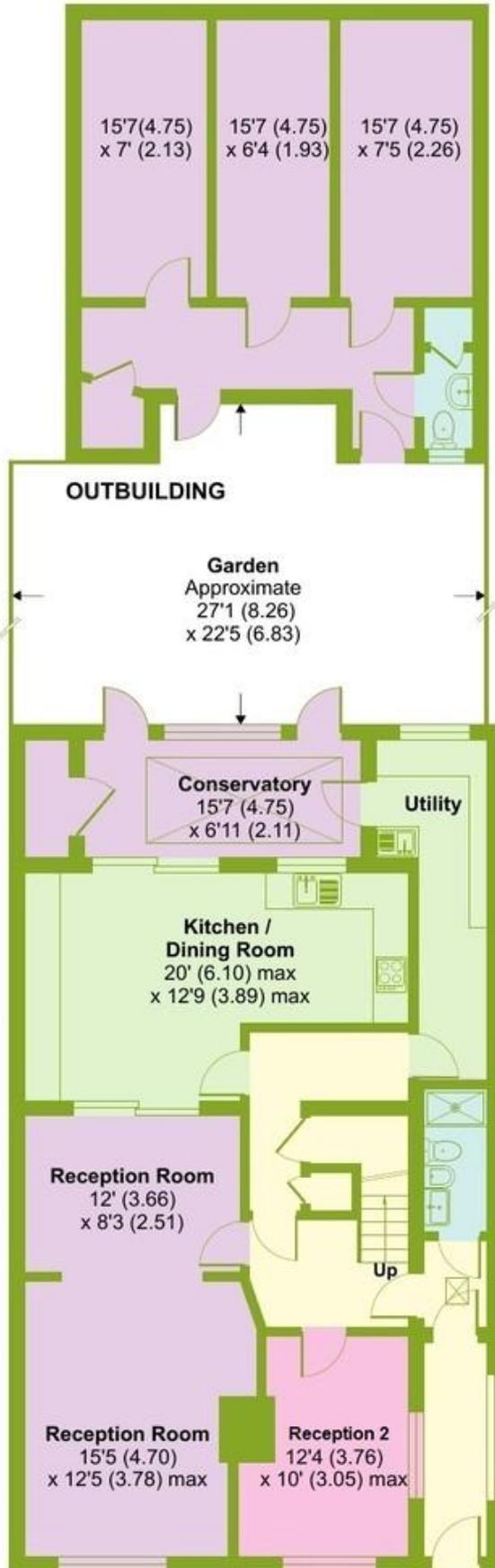
Durnsford Road, Bounds Green, London, N11

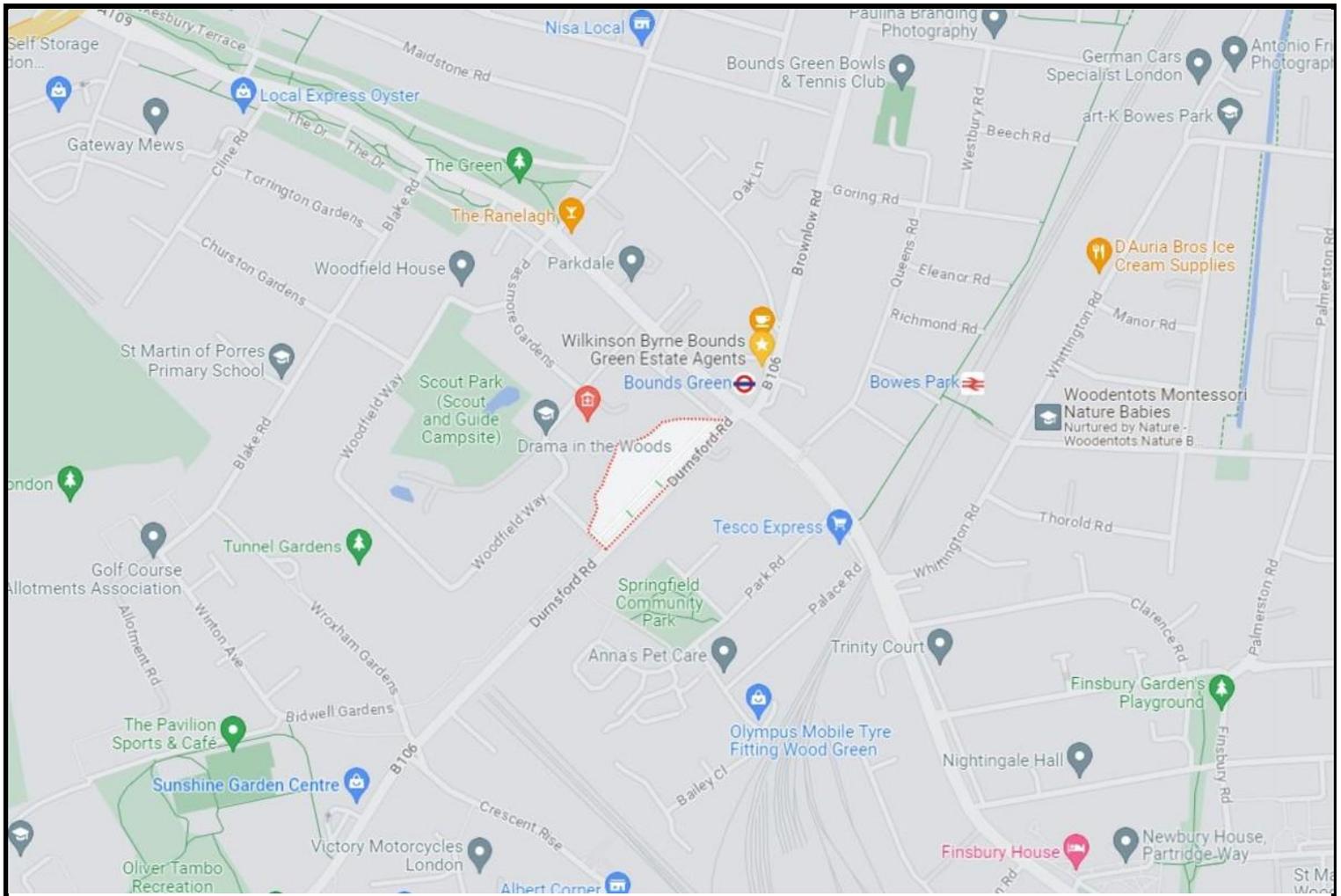
Approximate Area = 1641 sq ft / 152.4 sq m

Outbuilding = 484 sq ft / 44.9 sq m

Total = 2125 sq ft / 197.3 sq m

For identification only - Not to scale





| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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