



Richmond Road, N11 2QR

£775,000 FREEHOLD

We are delighted to offer this beautifully presented three-bedroom family home, positioned within a highly sought-after cul-de-sac in the heart of Bounds Green. Arranged over three floors, the property effortlessly combines period charm with modern living. The ground floor features welcoming separate reception and dining rooms, alongside a stylish fully fitted kitchen designed with both practicality and aesthetics in mind. A contemporary downstairs utility room with shower and WC adds further convenience. On the first floor, the property offers two generous double bedrooms of which one is en-suite, providing comfortable accommodation for both family life and guests. The home has recently benefited from refurbishment works, most notably the loft conversion, enhancing space and functionality throughout by adding an impressive master suite with office space with an en-suite. To the rear, a private and well-proportioned garden provides an ideal space for outdoor entertaining and relaxation.

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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.





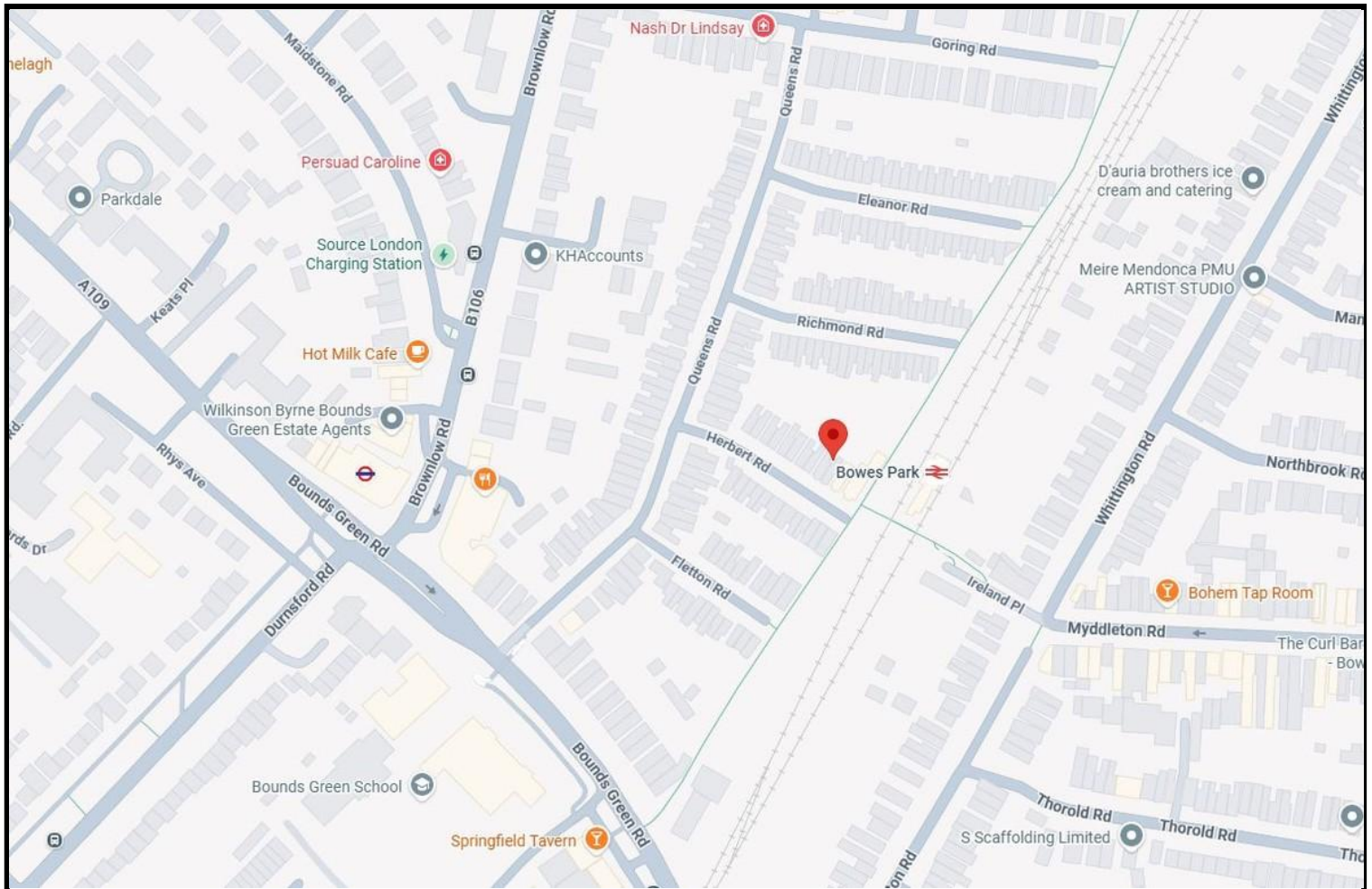
These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

Richmond Road, Bounds Green, London, N11

Approximate Area = 1135 sq ft / 105.4 sq m

For identification only - Not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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