



ABSOLUTE
PROPERTY

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3 Alma Road, London

N10 2NG

£575,000

Absolute Property are pleased to offer this period 2 bedroom house in need of complete modernisation. Situated on a quiet residential road. The property is set over two floors and benefits from a through lounge, upstairs bathroom, double glazing, gas central heating and has a potential for a loft conversion (STPP) Located within a short walk from Colney Hatch Lane and its excellent bus services providing easy access to Muswell Hill Broadway . and Highgate tube station (Northern Line). Also nearby is the North Circular Road. Within catchment of Hollickwood Primary School. Viewing is highly recommended.



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ENTRANCE:

Front door opening to:

HALLWAY:

Doors to through lounge, kitchen, guest wc, radiator, stairs to first floor landing.

THROUGH LOUNGE/DINER

17'3 x 10'8 (5.26m x 3.25m)

Upvc double glazed bay window to front aspect, two radiators, tv socket, upvc double glazed window to rear aspect.

KITCHEN:

8'9 X 8'2

Range of eye and base level units, built in oven, gas hob and extractor, stainless steel sink drainer unit, upvc double glazed window and single dorr opening to rear garden.

GUEST WC:

Comprising of low flush wc, vanity unit hand wash basin with mixer taps.

FIRST FLOOR LANDING:

Doors to bedroom one, bedroom two, family bathroom.

BEDROOM ONE:

12'10 x 10'8 (3.91m x 3.25m)

Measurements to fitted wardrobes, built in dresser unit, radiator, two upvc double glazed windows to front aspect.

BEDROOM TWO:

11'1 x 8'6 (3.38m x 2.59m)

Radiator, upvc double glazed window to rear aspect.

BATHROOM:

Three piece suite comprising of low flush wc, vanity unit hand wash basin, bath with electric shower unit plus additional shower attachment, upvc double glazed frosted window to rear aspect.

FRONT ASPECT:

Paved with various shrub borders

REAR GARDEN:

Paved patio with rest mainly laid to lawn with various shrub borders and flower beds, green house, brick built storage cupboard.

