



Coultons
FOR SALE
020 3869 8989
www.coultons.co.uk

PROPERTY SUMMARY

Coultons are pleased to offer for sale this extended well-proportioned three bedroom plus loft room 1930's mid terraced house situated in the sought after Downhills Park area. The property benefits from a 28FT through lounge, 25ft kitchen diner, downstairs WC, three good size bedrooms as well as a large loft room. The rear garden is well manicured with a pathway leading to the double garage which measures 25ftx18ft. Added benefits include cover seating area to the rear garden, first floor bathroom, double glazing, gas central heating, approx. 85ft rear garden, with a double garage to the rear accessed via shared service road. The property is ideally situated for the green spaces of both Downhills Park & Lordship Recreation Grounds along with the local amenities. The vibrant shopping area of Wood Green with all its bars, restaurants, coffee shops and with Turnpike Lane & Wood Green Underground Station (Piccadilly Line - Zone 3) are only a short distance away. In our opinion this property will make an excellent family home and viewing is highly recommended.

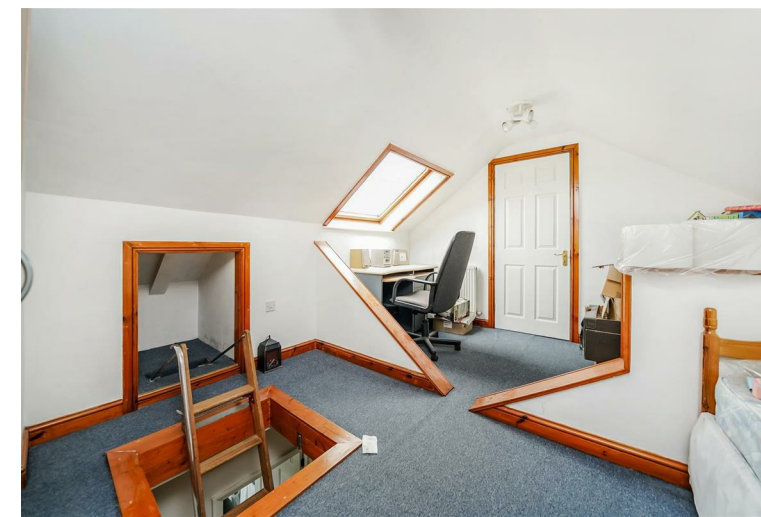
3



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1









Downhills Way

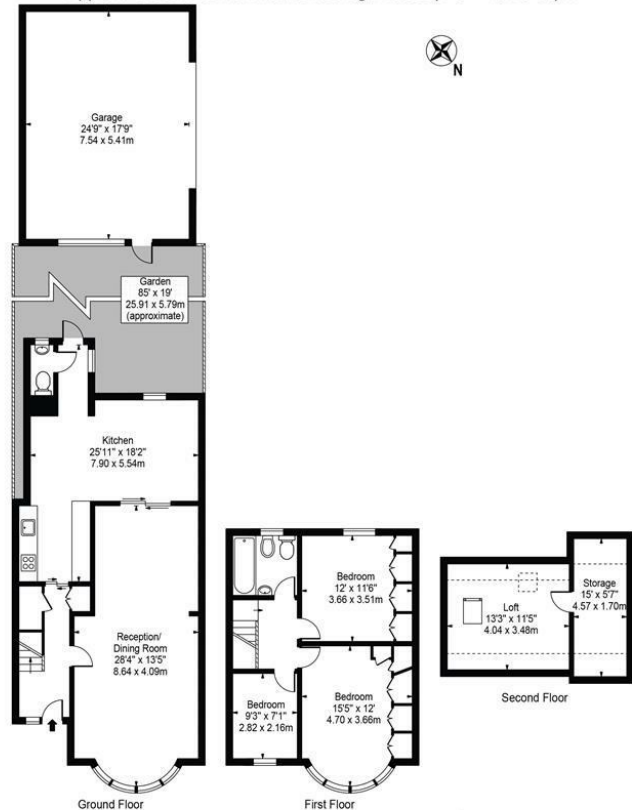
Approx. Gross Internal Area 1512 Sq Ft - 140.47 Sq M

(Including Restricted Height Area & Excluding Garage)

Approx. Gross Internal Area 1434 Sq Ft - 133.22 Sq M

(Excluding Restricted Height Area & Garage)

Approx. Gross Internal Area Of Garage 439 Sq Ft - 40.78 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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