



Norman Avenue, Wood Green, N22 5EP

GUIDE PRICE
£650,000

 **Coultons**

PROPERTY SUMMARY

Guide Price £650,000-£675,000

Offering for sale this spacious end of terrace house situated on a quiet and sought after residential road in Wood Green. The property benefits from three bedrooms, a through lounge, fitted kitchen, a first floor shower room, double glazing and gas central heating. Externally the rear garden is approx. 62ft in length with a lean-to attached to the house with a WC, and running water, along with an outbuilding to the rear of the garden, and off street parking to the front aspect. There is also the potential to extend the house to the rear along with adding a loft conversion (subject to planning consent).

Norman Avenue is ideally situated for local amenities and is within easy reach of the vibrant shopping area of Wood Green with a vast array of major stores, local retailers, bars, restaurants, and coffee shops. Public transport includes many bus routes and Wood Green & Turnpike Lane Underground Stations (Piccadilly Line - Zone 3). There are several parks in the area along with the vast green spaces of both Downhills Park & Lordship Recreation Grounds.

In our opinion this property would make an ideal family home and viewing is highly recommended.

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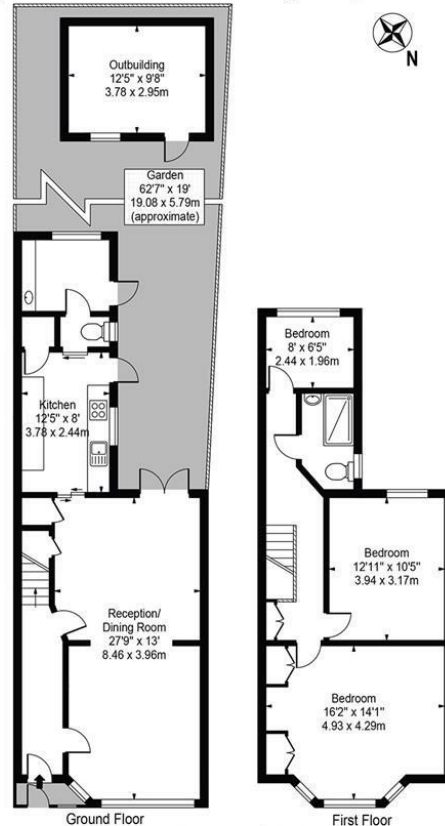








Norman Avenue,
Wood Green, N22 5EP
Approx. Gross Internal Area 1183 Sq Ft - 109.90 Sq M
(Excluding Outbuilding)
Approx. Gross Internal Area Of Outbuilding 120 Sq Ft - 11.15 Sq M



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
Haringey

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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