



Guide Price £475,000









# Homelink Terrace, Wood Green, N22





#### Description

\*\*CLOSE TO TWO STATIONS\*\* Homelink are delighted to offer for sale a choice of FOUR FREEHOLD two bedroom, two bathroom houses set close to both Bowes Park Mainline Station and Bounds Green Underground station. The properties are set in a Courtyard Development of just 4 houses behind electric gates.

The properties consist of their own private entrances, modern kitchens with integrated appliances, bright open plan dual aspect reception/dining room, guest WC, two double bedrooms and two fully tiled modern bathrooms, one of which is an en-suite shower room. The properties benefit from wood flooring, gas central heating and double glazing throughout, with communal outdoor space.

Located just a few minutes from both and underground and Mainline stations, good schools, great road links and several local restaurants, cafés, and independent boutiques.

The properties are offered chain free and would be ideal for first time buyers and investors alike.

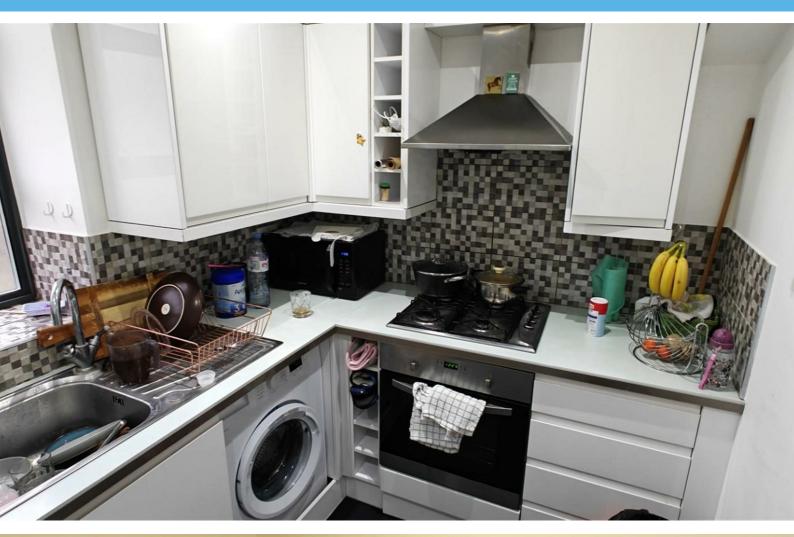
To arrange a viewing, call and speak to one of our friendly sales team.

Tenure: Freehold Haringey C/Tax Band - D

\*\*AGENTS NOTE\*\* No Parking Permits will be given by the council for parking on the road for this development.

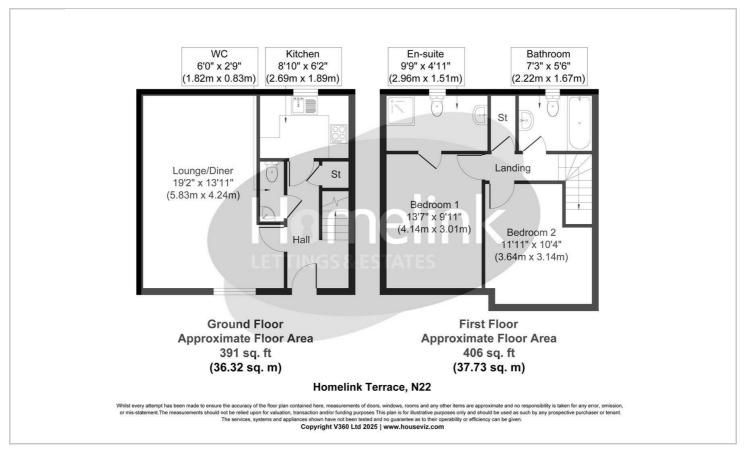
- TWO BEDROOM HOUSE
- MODERN BUILT PROPERTY
- SPACIOUS LOUNGE/DINER
- KITCHEN WITH WHITE GOODS
- LARGE EN-SUITE SHOWER ROOM
- NO PARKING GATED DEVELOPMENT
- GREAT FIRST TIME BUY
- CLOSE TO LOCAL AMENITIES
- CHAIN FREE
- FREEHOLD



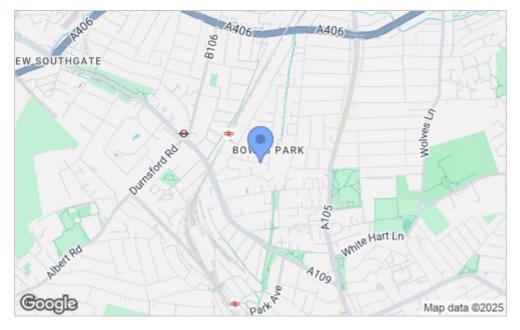




#### Floor Plan



## Area Map



### Viewing

Please contact our Homelink Lettings & Estates Office on 0208 882 2112 if you wish to arrange a viewing appointment for this property or require further information.

# **Energy Efficiency Graph**

Energy Efficiency Rating			
	T	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	87
(69-80) C			
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		J Directiv	
	20	102/5 I/L	
Environmental Impact (CO <sub>2</sub> )			
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Environmental Impact (CO <sub>2</sub> )  Very environmentally friendly - lower CO2 emit (92 plus) A  (81-91) B  (69-80) C  (55-68) D  (39-54) E	Ratir	ng	Potential

These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



