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Granville Road, London

Offers In Excess Of £700,000



Located on the desirable Granville Road N22, this late Victorian/early Edwardian house Boasts over 1500 sq ft of living space spread across three floors.

As you step inside, you are greeted by a spacious hallway with laminate flooring and an under stairs cupboard. The two interconnecting reception rooms feature varnished wood floors and a large bay window, creating a bright and inviting space for entertaining or relaxing.

The heart of the home is the large modern fitted kitchen/diner, perfect for whipping up delicious meals and hosting gatherings. For those who enjoy the outdoors, the conservatory with a door to the garden is a lovely spot to enjoy a cup of tea or a good book.

Upstairs, you will find three double bedrooms and a modern shower room with a separate w.c. The converted loft offers a fourth double bedroom with eaves storage space and an en-suite shower room, providing a private retreat for guests or family members.

Outside, the well-maintained rear garden is a peaceful oasis, measuring 43ft x 18ft and featuring a large storage shed for all your gardening tools and outdoor equipment. The block paved drive to the front of the property offers convenient off-street parking.

Conveniently located near local amenities, schools, and transport links including Wood Green/Turnpike Lane underground stations and Bruce Grove overground station, this property is perfect for families and commuters alike. With parks like Lordship Recreation Ground, Downhills Park, and Russell Park just a short walk away, there is no shortage of green spaces to enjoy.

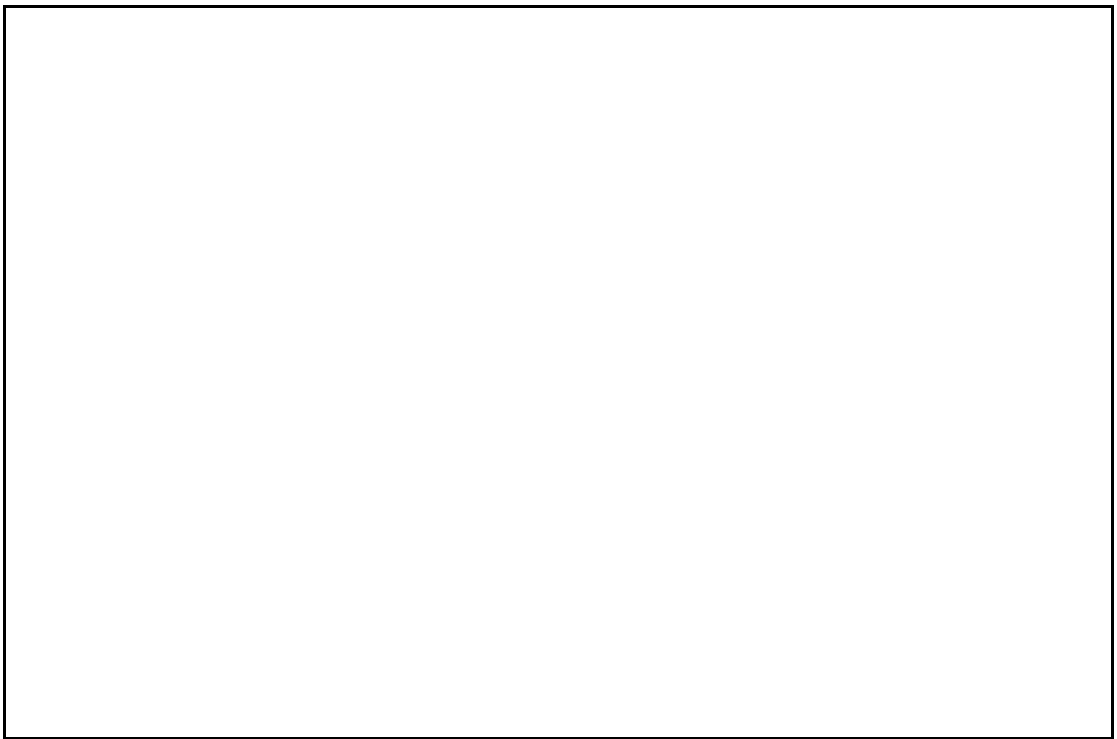
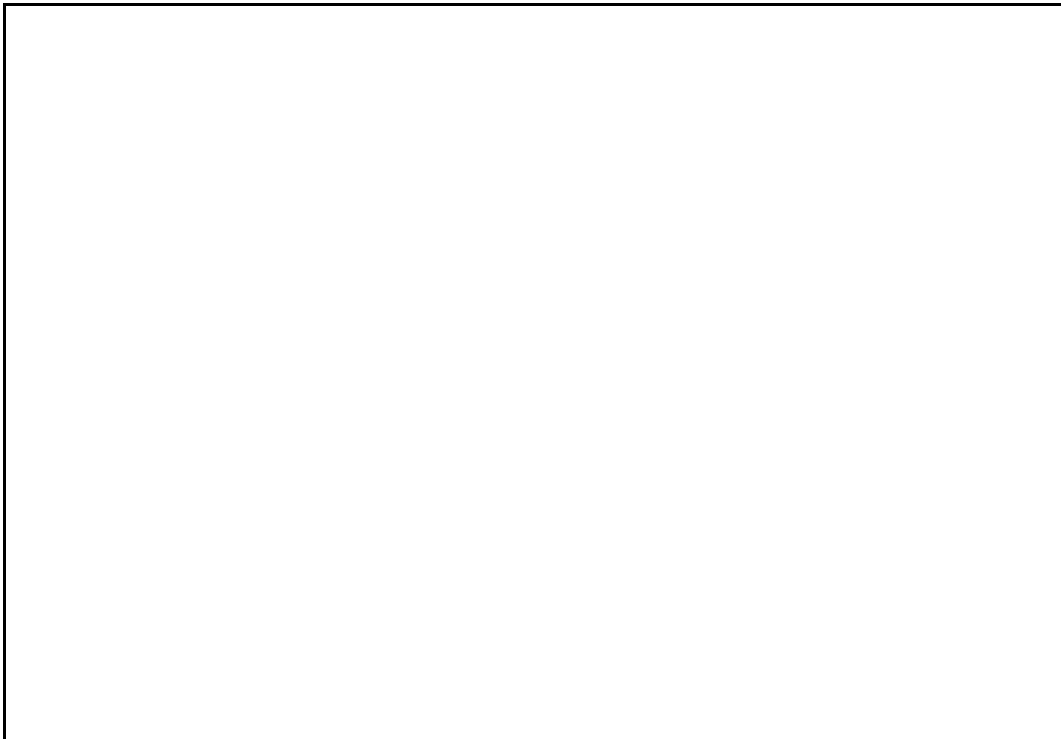
Don't miss the opportunity to make this larger than average house on Granville Road your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.

KEY FEATURES

- Four double bedroom Victorian house
 - Large kitchen diner
 - Ground floor cloakroom
- Two modern showers on the first floor and loft room
 - Off street parking
- Outbuilding that can be converted in to gym/office
- Wood Green and Turnpike Lane (Piccadilly line)
 - Good rated Ofsted schools





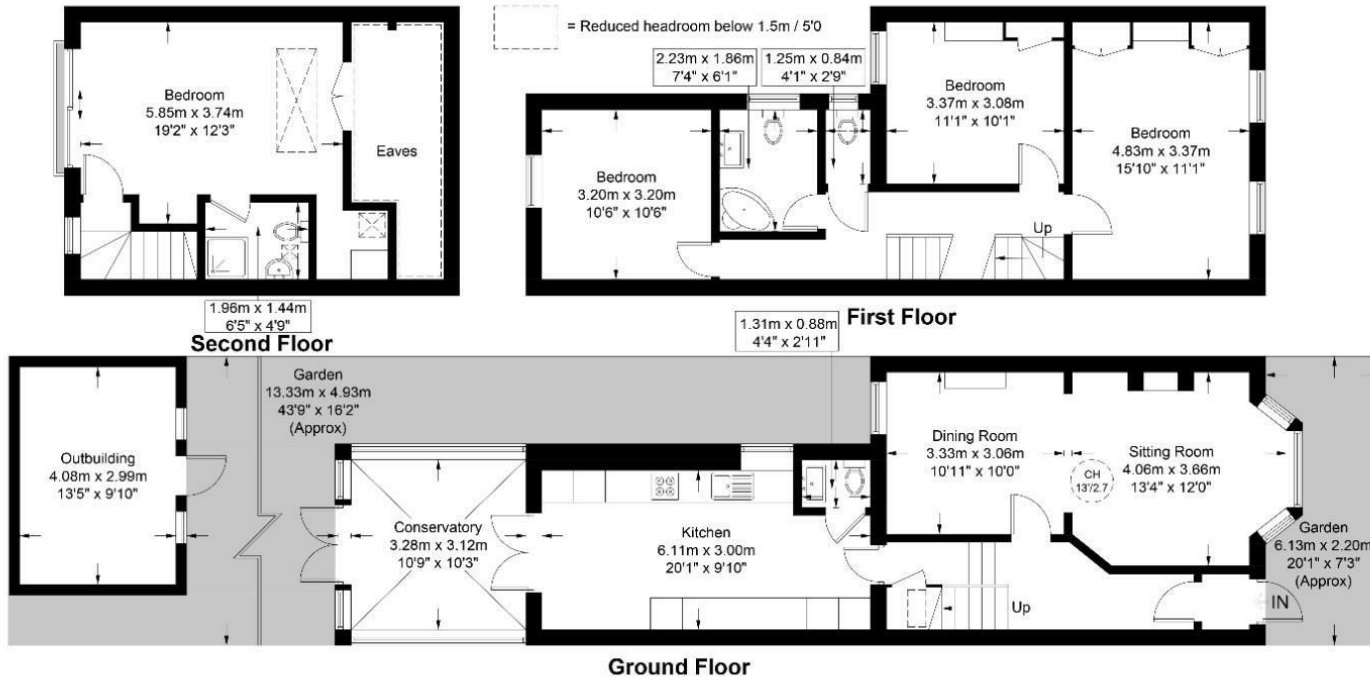


Granville Road, N22

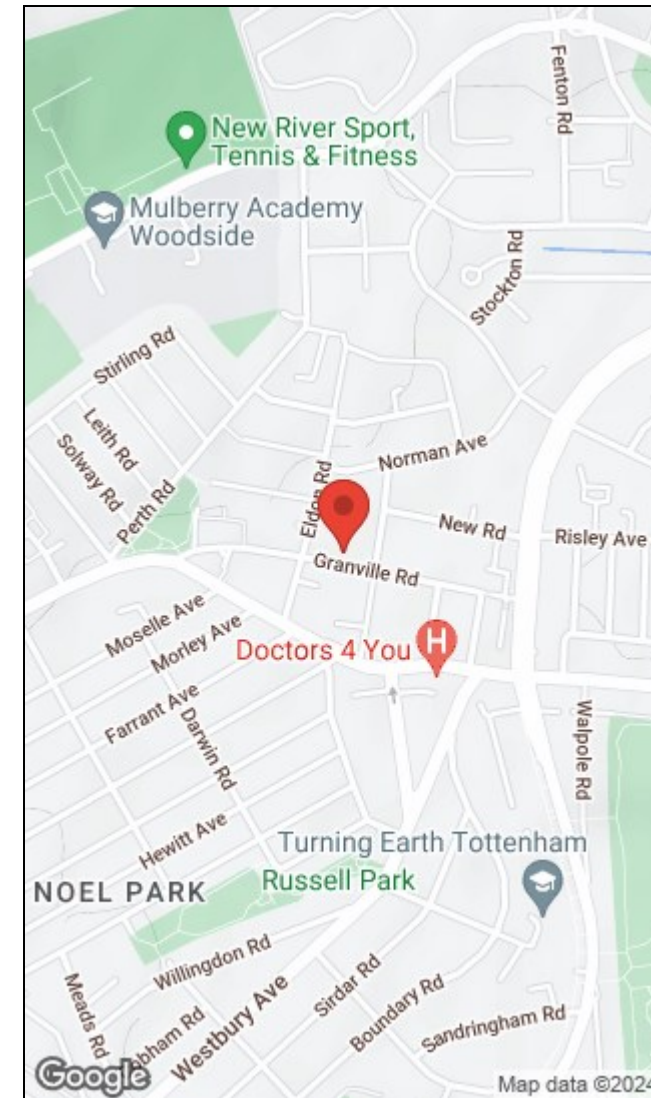
Approximate Gross Internal Area = 1786 sq ft / 165.9 sq m

Restricted Height & Eaves = 81 sq ft / 7.5 sq m

Outbuilding = 130 sq ft / 12.1 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	79		
	63		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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