

BRADLEY ROAD, WOOD GREEN

Offers In Excess Of £675,000 Freehold 2 Bed House



Features:

- Two Bedroom House
- Arranged Over Three Floors
- Beautifully Presented
- Private Garden
- Moments from Wood Green & Alexandra Palace Station
- Approx 1022 Square Foot

An impeccably appointed two bedroom family home, ingeniously laid out over two storeys, to create additional bonus space, plus a lush, enviably landscaped rear garden. Alexandra Palace station, grounds and of course Ally Pally itself are all within easy walking distance.

If you want to get on the tube network, Wood Green station is just five minutes away for the Piccadilly line, and speedy direct connections to the City and West End.

REQUEST A VIEWING
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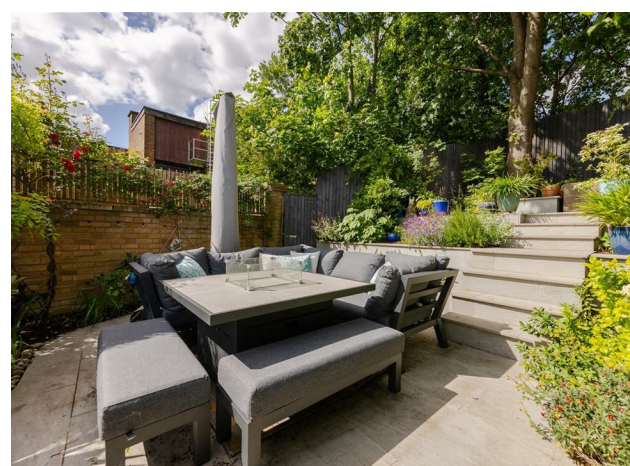
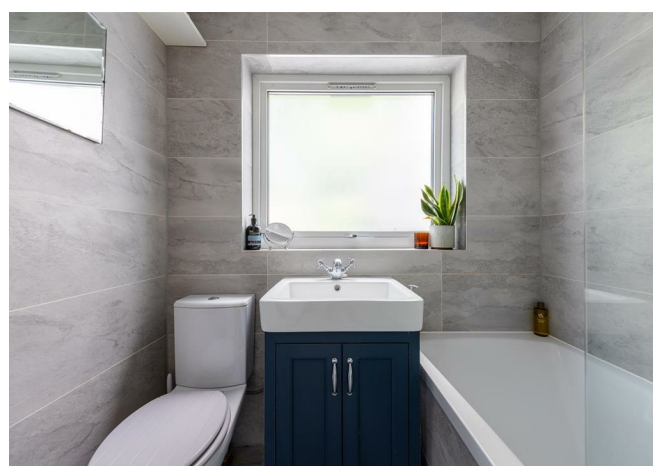
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IF YOU LIVED HERE...

You'll pass your charming, picturesque frontage and step right into your 200 square foot front lounge. A splendid introduction, with smoky parquet flooring, an ebony vintage hearth and mantel surround and cast iron radiator. Head past the open staircase, and that smooth hardwood flows on into your kitchen, with a sleek suite of royal blue cabinets, marbled worktops and integrated wine fridge.

Continue through for your family bathroom, fully tiled in smoky grey, and your 120 square foot conservatory for year round, 360 degree views of your garden. And what a garden, tiers of pristine patio rise to the rear, segmented by lush thriving planters, surrounded by screening greenery and home to various seating areas. Unique and beautiful. Upstairs, your sleeping arrangements consist of two pristine, characterful and colourful doubles, plus your skylit loft room.

Outside the legendary Alexandra Palace is just a twenty minute stroll through the surrounding parkland. A bonafide London landmark, here you'll find a huge range of regular shows and events, from live gigs to theatrical productions and stand up. That diverse rolling parkland is a destination in its own right, with glorious skyline wide views, the famous boating lake, playgrounds and cafes. An incredible spot to have on your doorstep. There are also several great local pubs, less than 10 minutes walk away such as The Starting Gate and The Prince.

WHAT ELSE?

- Alexandra Palace overground station is less than ten minutes on foot, for direct eleven minute connections to King's Cross.
- Parents will be pleased to find six 'Outstanding' rated primary/secondary schools, all within a twenty minute stroll.
- The woodlands and greenery of Wood Green Common are just two minutes' walk from your front door, perfect for a quick morning run or exercising furry friends.



A WORD FROM THE OWNER...

"We have absolutely loved living in this house, and Wood Green (in fact, we don't intend to move far). Having the high street, 2 cinemas and Alexandra Palace park on our doorstep is absolutely wonderful. We love how quiet the house is at night, and the garden is an absolute sun-trap. We will probably miss the garden most. Although from a map the garden looks north facing, because it is slightly raised up behind the house it gets sun all day long, and on a sunny day, is a real haven. Having access to both the tube (Wood Green tube is 5 minutes walk away) and national rail services from Alexandra Palace (8 minutes walk away) means that you are exceptionally well connected to the city (Moorgate in 19 minutes), Kings cross (11 minutes) and the west end Piccadilly Circus (20 minutes). Obviously we are biased, but this house is a real find, and we hope you love it as much as we do. There are a great choice of pubs nearby too, both the Starting Gate and the Prince are less than 10 minutes' walk away, while you can have a beer on a converted bus at Ludo's which is only 3 minutes' walk from the front door in the 'blue house yard'. We are only moving as we need more space for our family."

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Reception Room
13'6" x 14'6"

Bedroom
13'8" x 11'7"

Kitchen
13'5" x 9'3"

Bedroom
13'2" x 9'3"

Bathroom
6'3" x 4'5"

Loft
13'5" x 11'3"

Conservatory
9'8" x 11'11"

Eaves Storage

Garden
approx. 45'11"



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