



Woodville Road, , London, N16 8NA

- Chain free
- Freehold house
- Access to Newington Green amenities
- Close to 1000 sq.ft of accommodation over two levels
- Three bedroom
- Presented in good decorative order
- Front and rear private gardens
- Transport links at Canonbury and Dalston Kingland stations

Offers In Excess Of £700,000



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DESCRIPTION

Available chain free and situated on a quiet residential street, this three bedroom freehold house boasts close to 1000 sq. ft. of accommodation.

Available to the market by appointment only, the property benefits from a patio front garden, the ground floor comprises, entrance hall, large kitchen dining room measuring 17'1 by 14'10 ft, reception room (14'10 x 14'3 ft) with doors leading to a private garden extending to 34ft.. The first floor offers a spacious master bedroom, two further bedrooms and a bathroom, separate W.C. and ample storage.

Woodville Road is a quiet residential street located a short walk from the many bars, restaurants, coffee houses of Newington Green. Transport links include, Canonbury Station (Overground), Dalston Kingsland & Junction Stations (Overground) and a wide variety of Bus routes into The City and West End.







TOTAL FLOOR AREA - 966sq.ft. (89.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

Please contact hunters.stokenewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

