





welcome to

Cranbrook Park, London

This extremely well-proportioned, 3 double bedroom family home offers excellent reception space and is positioned in a quiet residential street ideally located for easy access to the great shopping, leisure and transport links of central Wood Green.

Priced to reflect the opportunity to extend (STTP) or update to personal taste, this spacious mid-terraced house benefits from an attractive outlook over the local green space, and has been a comfortable family home for many years,

Situated just East of Wood Green High Road, the house is superbly located to take advantage of the extensive facilities of the area which includes the High Street shopping, with its great mix of chain-stores and independent outlets, wide variety of restaurants and cafes, and supermarkets including large stores such as Lidl, Sainsbury's and Morrisons. In addition to multiple bus routes providing access into and all across London, Wood Green (Piccadilly Line) Underground and Alexandra Palace (Great Northern Line) stations are nearby provide and fast access into Central London.

In terms of leisure, the area offers an exceptional array of opportunities including multiple gyms, cinema complex and the various sports and outdoor facilities of White Hart Recreation and Alexandra Palace and Park.



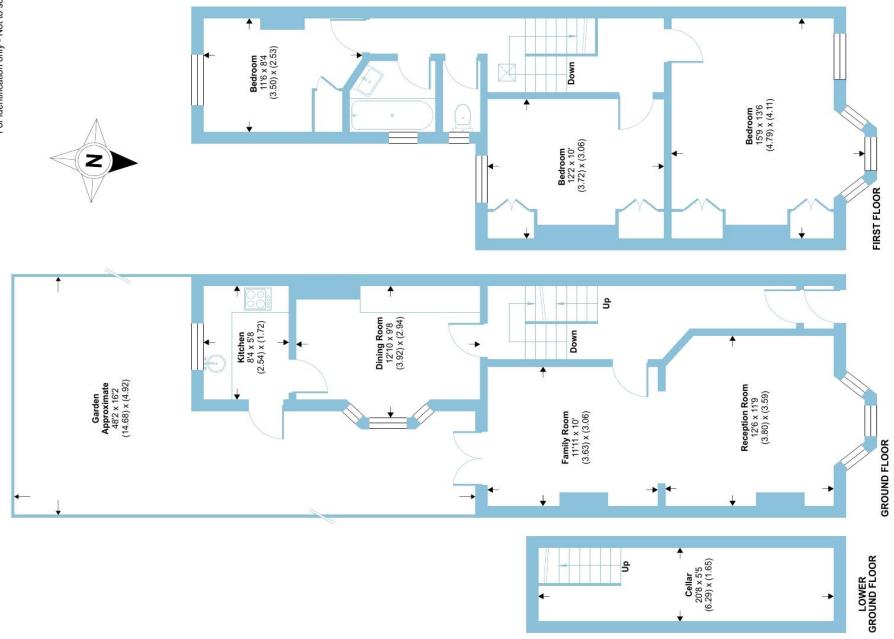




Cranbrook Park, London, N22

Approximate Area = 1248 sq ft / 115.9 sq m

For identification only - Not to scale





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- Two Receptions
- Breakfast Room
- Kitchen
- 3 Double Bedrooms
- Bathroom

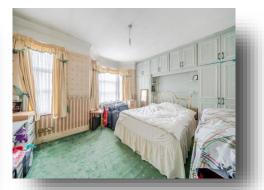
Tenure: Freehold EPC Rating: C

Council Tax Band: D

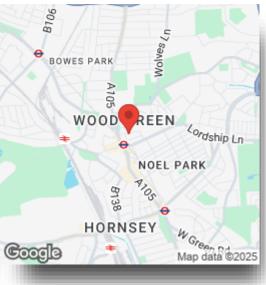
offers in excess of

£600,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH104994



Property Ref: MUH104994 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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