



Maryland Road, London, N22 5AR



welcome to
Maryland Road, London

Located in one of the area's most sought-after residential roads, this exceptionally bright 4-bedroom Edwardian home is broader than average and has been extensively refurbished and extended by the current owner to provide beautifully presented space for living and entertaining.

The wide hallway leads to the formal front reception room with feature fireplace, and provides access to the heart of this superb character home which is the extended living kitchen dining room that occupies over 400 sqft and has bi-fold doors that open on to a broad raised deck with steps down to a mature secluded rear garden.

In addition to the 3 attractive bedrooms and family bathroom located on the 1st floor is an extremely well-presented loft conversion that provides an excellent master suite with extensive eves storage, superbly appointed en-suite shower room and a Juliet balcony with sliding doors providing lots of natural light and great views,

Situated within a 1/2 mile radius of Bowes Park Great Northern Line station, and the range of shops and services close by, the location also provides easy access to a plethora of transport, shopping and leisure facilities of the nearby centres of Bounds Green, Wood Green, Alexandra Park & Palmers Green whilst access to the A406, North Circular Road, is nearby. The area is also well served by a wide number of sought-after schools at Primary and Secondary levels.



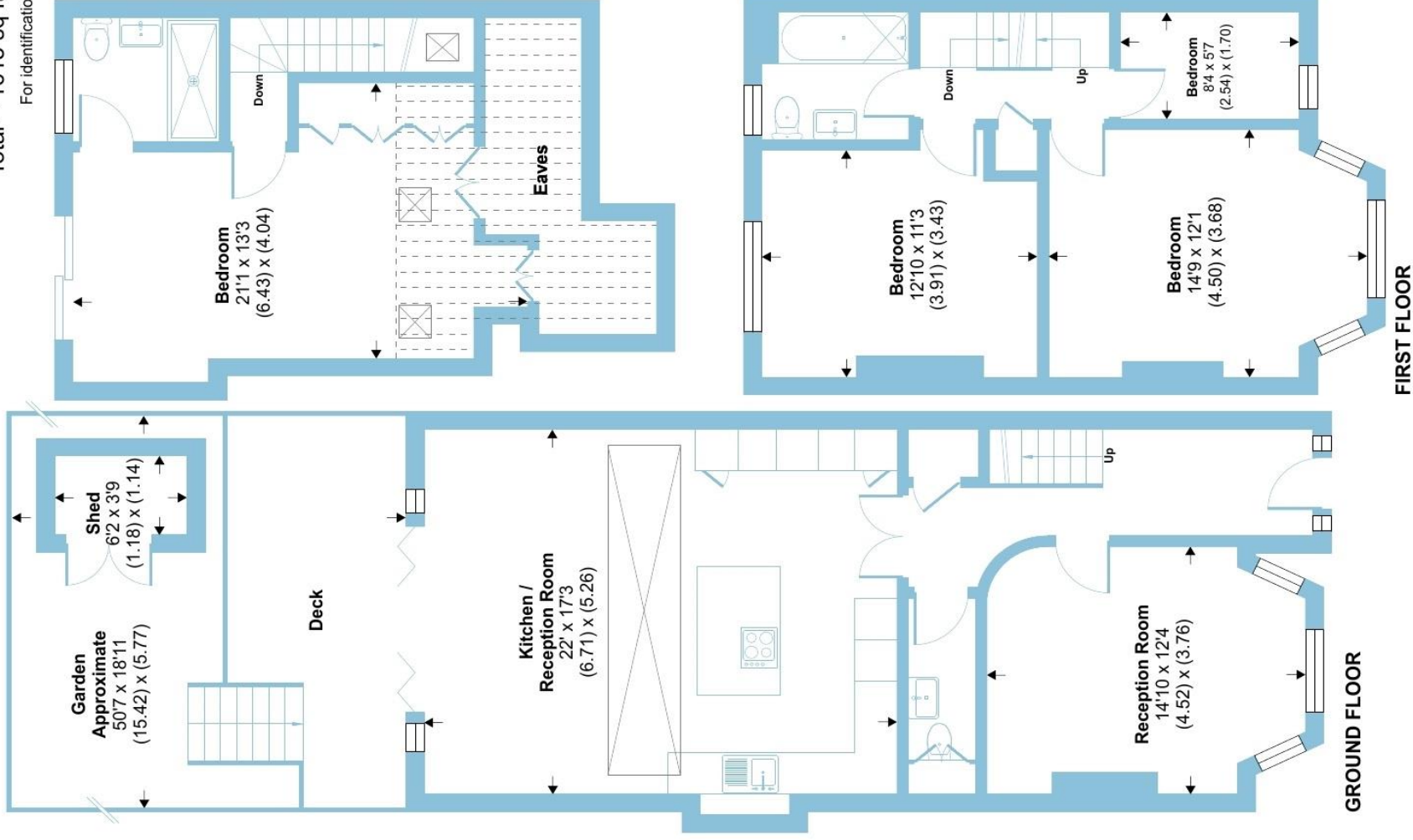
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Approximate Area = 1505 sq ft / 139.8 sq m
Limited Use Area(s) = 84 sq ft / 7.8 sq m
Outbuilding = 24 sq ft / 2.2 sq m
Total = 1613 sq ft / 149.8 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022.
Produced for Barnard Marcus. REF: 1179266



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- Spacious Hallway with Period Features
- Open Plan Kitchen Family Room overlooking Garden
- Second Formal Reception
- Four Bedrooms
- Two Bathrooms + Cloakroom
- Extended to Rear and into Loft
- Sought-After Residential Street

Tenure: Freehold. EPC Rating: C. Council Tax band: E

£850,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MUH105749 - 0003

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020 8444 4215



MuswellHill@barnardmarcus.co.uk



262 Muswell Hill Broadway, Muswell Hill,
London, N10 3SH



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)