





welcome to

Woodside Road, London

Charming three double bedroom red brick Victorian family home on a quiet residential road, offering attractive living space with potential to extend into the large loft space (STPP).

The house benefits from 3 spacious reception areas, mature 60ft south-facing garden and recently installed double glazing.

The house offers an abundance of period features, with the ground floor comprising a large entry hallway with original floor tiles, reception room, dining room, morning room & kitchen, and guest WC. In addition, there is rear south facing private garden. The first floor offers three bedrooms and contemporary family bathroom, with fitted ladder to the loft and excellent open view towards central London.

A short walk south will bring you to Wood Green for a whole host of shops, bus routes and instant access to the Piccadilly line (15 mins to Kings Cross). Alexandra Palace train station is within easy reach from your new front door, for direct and speedy runs to Kings Cross and Old Street.

Additionally, the ever-popular Bowes Park, which is a conservation area and full of an increasing number of high-quality delis and bars station is a 10-minute walk as is Bowes Park train station, which is also on the same line as Alexandra Palace.

There are also a number of good and outstanding rated Ofsted Primary and Secondary schools within walking distance of the property.

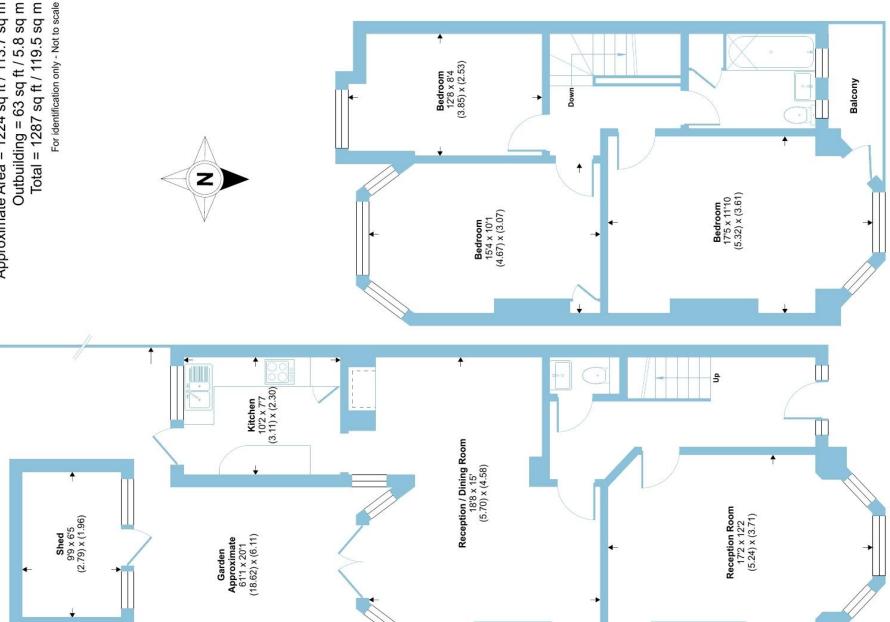






Woodside Road, London, N22

Approximate Area = 1224 sq ft / 113.7 sq m Outbuilding = 63 sq ft / 5.8 sq m Total = 1287 sq ft / 119.5 sq m





GROUND FLOOR





FIRST FLOOR



welcome to

Woodside Road, London

- Victorian family home
- Three bedrooms
- Potential to extend (STPP)
- Well-Presented
- Private south facing garden

Tenure: Freehold EPC Rating: D

Council Tax Band: E

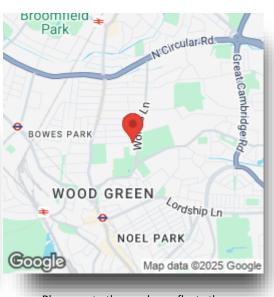
offers in excess of

£850,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH106236



Property Ref: MUH106236 - 0004 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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barnard marcus



020 8444 4215



MuswellHill@barnardmarcus.co.uk



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



barnardmarcus.co.uk