

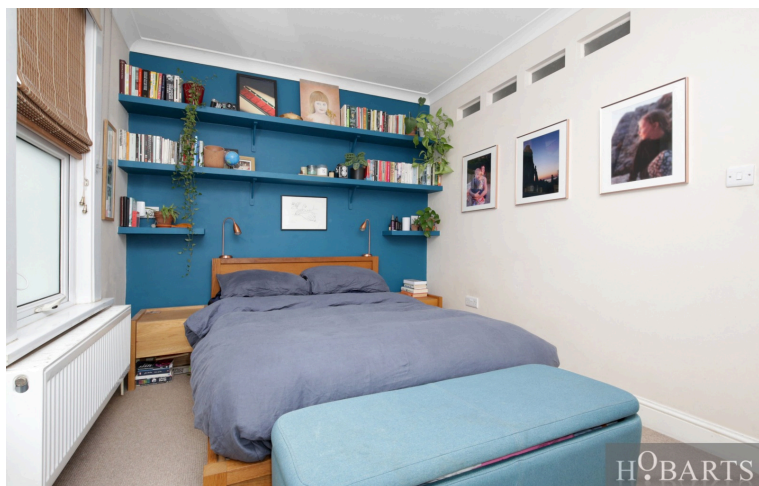


STYLISH AND TASTEFULLY PRESENTED THREE DOUBLE-BEDROOM FAMILY HOME. WITH INTERNAL ACCOMMODATION LAID OUT OVER THREE FLOOR LEVELS.. The internal accommodation comprises its own front garden, front door leading to the entrance hallway, understairs guest cloaks/WC, large bright lounge/reception room, door to rear garden, door off to a beautifully appointed fitted kitchen, stairs from entrance hallway leader up to to a first-floor landing area where there are two double bedrooms and a 'family size' white tiled bath/shower room/WC. Stairs continue up to the top (second) floor level and a large third bedroom with ample storage and an attractive outlook. There is a family-size countrified rear garden with a patio area. It is ideally located in the sought-after Noel Park Conservation area just a short walk from Wood Green Tube /Transport Hub and Wood Green Main Shopping City.

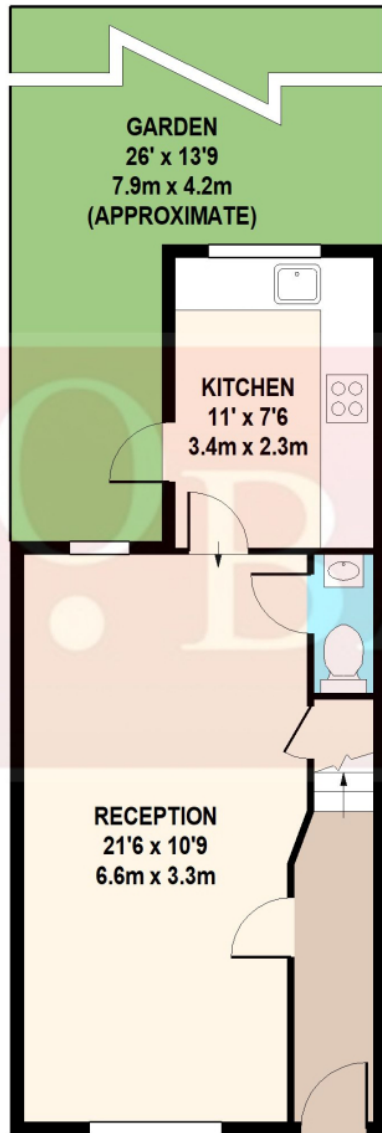
Morley Avenue, London, N22 6NG

£600,000 | Freehold

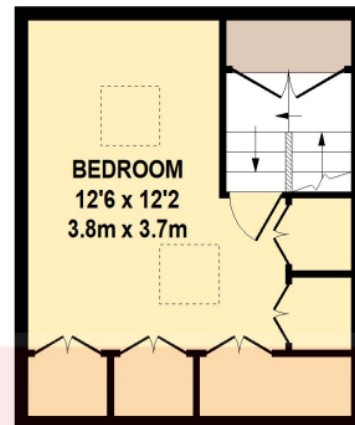
HOBARTS - LONDON (North)
3 Crescent Road, Alexandra Park, London N22 7RP
sales@hobartsproperty.co.uk
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0208 348 3333



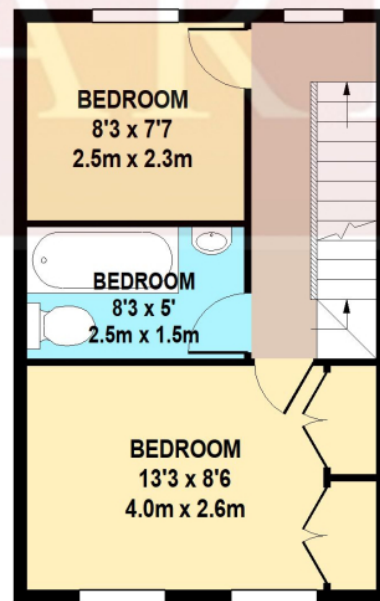
- Three Double-Bedrooms
- Contemporary White Tiled Bath/Shower Room/WC
- Accommodation Over Three Floors
- Secure White UPVC Double-Glazing
- Close to All Amenities
- Fully Fitted Kitchen
- Two-Inter Connecting Reception Rooms
- 20/25 Mins City/West End
- Guest Cloaks/WC



GROUND FLOOR



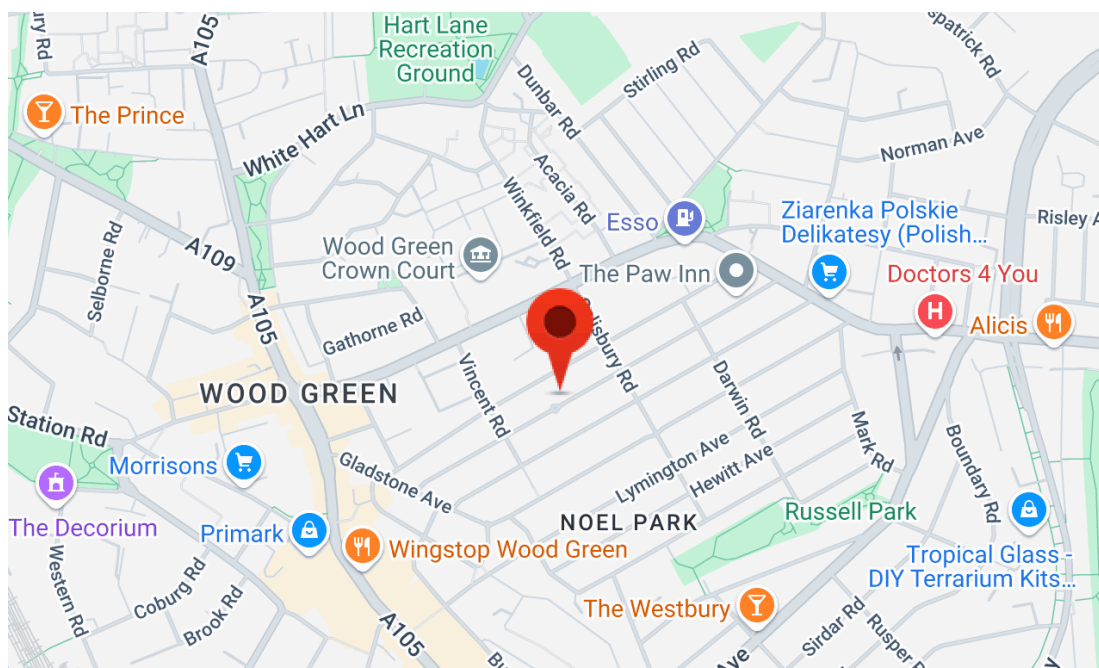
SECOND FLOOR



FIRST FLOOR

MORLEY AVENUE
TOTAL APPROX. FLOOR AREA 838 SQ.FT. (78 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<small>EU Directive 2002/91/EC</small>			

Address: 84 Morley Avenue, N22

Tenure:
Freehold

Ground Rent:

Service Charges:

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
0208 348 3333

Contact:

3 Crescent Road, Alexandra Park,
London N22 7RP

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