



## Evesham Road, N11 2RN

**£609,995 FREEHOLD**

A three bedroom terraced house in need of modernization, nestled in a sought-after location, close to the sought after Bowes school this property offers an exciting opportunity for those with a vision for renovation and transformation. Step inside to discover a generously sized through lounge A kitchen diner that extends seamlessly, offering the perfect canvas for your dream culinary and dining space. The house boasts three well-proportioned bedrooms, ensuring room for family, guests, or your personal workspace needs. The sizable 55-foot garden is a green oasis waiting for your landscaping and outdoor living aspirations. Whether it's gardening, relaxation, or entertainment, this outdoor space is a canvas for your imagination. Enjoy easy access to transportation options with Bounds Green Tube station and Bowes Park railway station nearby.

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These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# Evesham Road, Bounds Green, London, N11

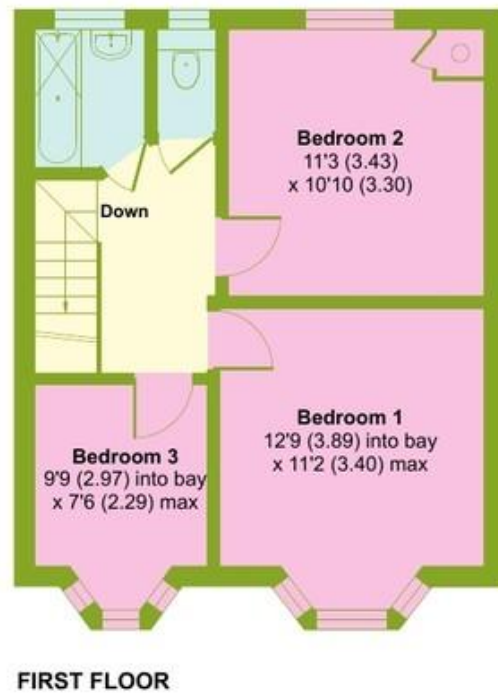
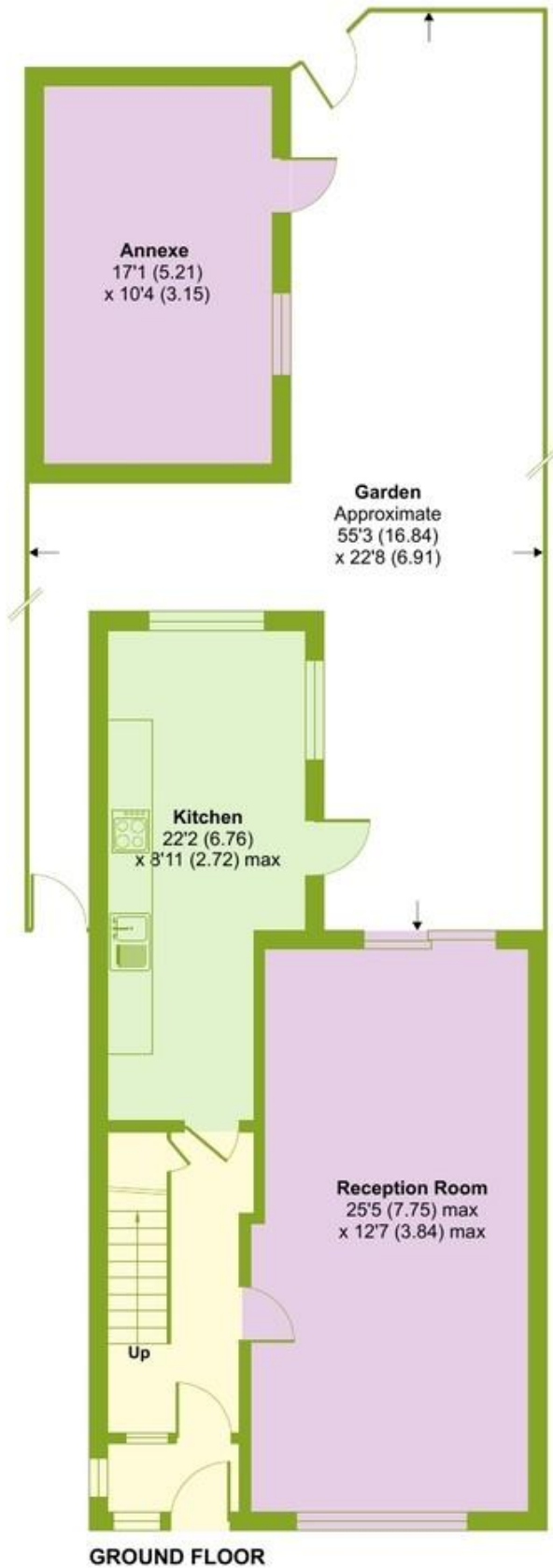


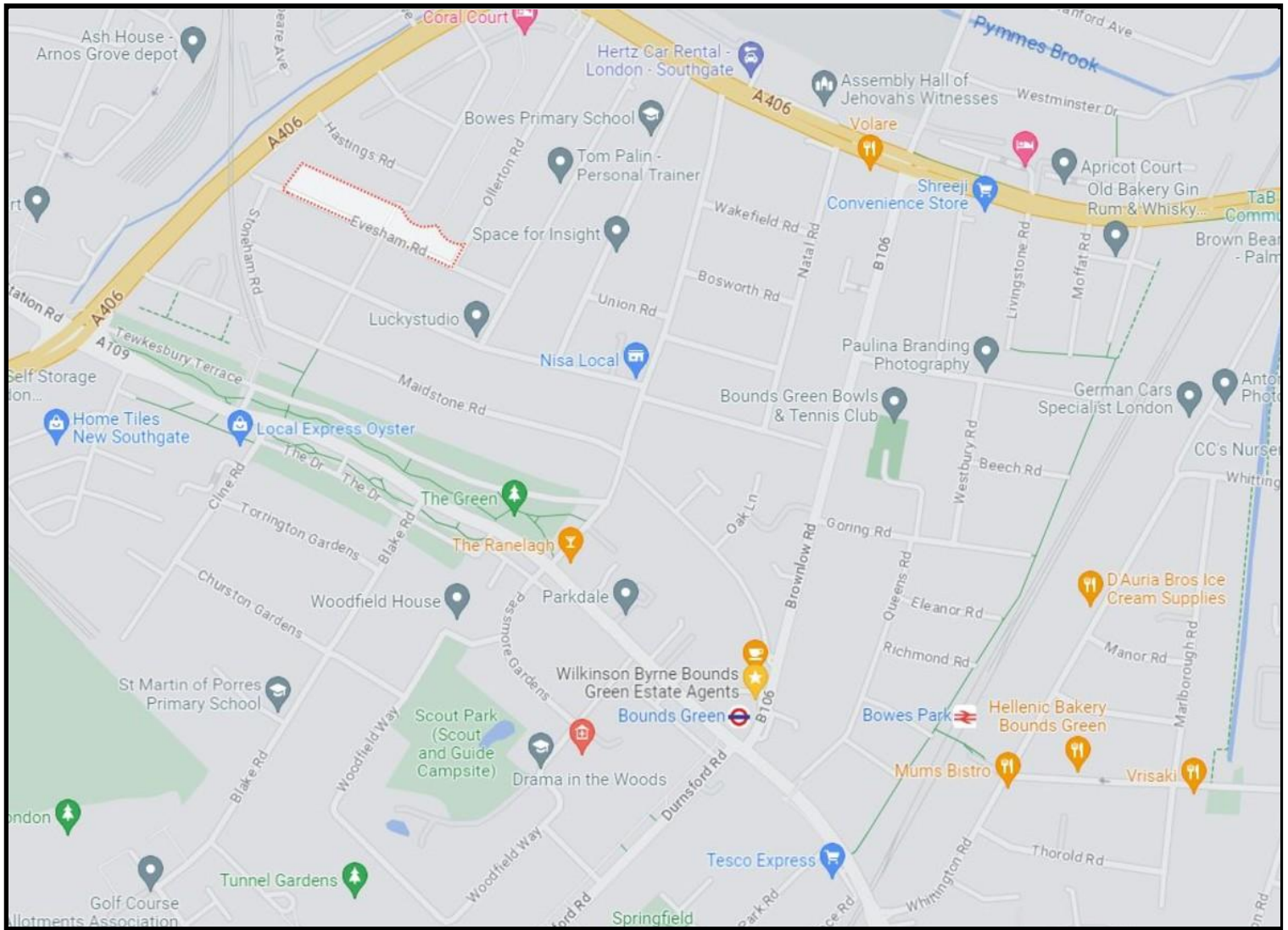
Approximate Area = 1056 sq ft / 98.1 sq m

Annexe = 177 sq ft / 16.4 sq m

Total = 1233 sq ft / 114.5 sq m

For identification only - Not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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