



## Wolves Lane, N22 5JD

**£700,000 FREEHOLD**

A fantastic opportunity to acquire this three-bedroom house, which features two reception rooms, a ground-floor W.C., a fitted kitchen, and a conservatory area leading out to a 70' garden. The property also includes three bedrooms and a family bathroom. Conveniently located near the New River Sports Centre, as well as green spaces like Woodside Park and Tottenham Recreational Grounds, this home is perfect for families. Nearby schools include St Michael at Bowes CofE Junior and Oakthorpe Primary. Additionally, the vibrant array of shops, restaurants, and amenities of Wood Green are within walking distance, along with the tube station offering easy access to central London.

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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.

# Wolves Lane, Wood Green, London, N22



Approximate Area = 1273 sq ft / 118.2 sq m

Garage = 160 sq ft / 14.8 sq m

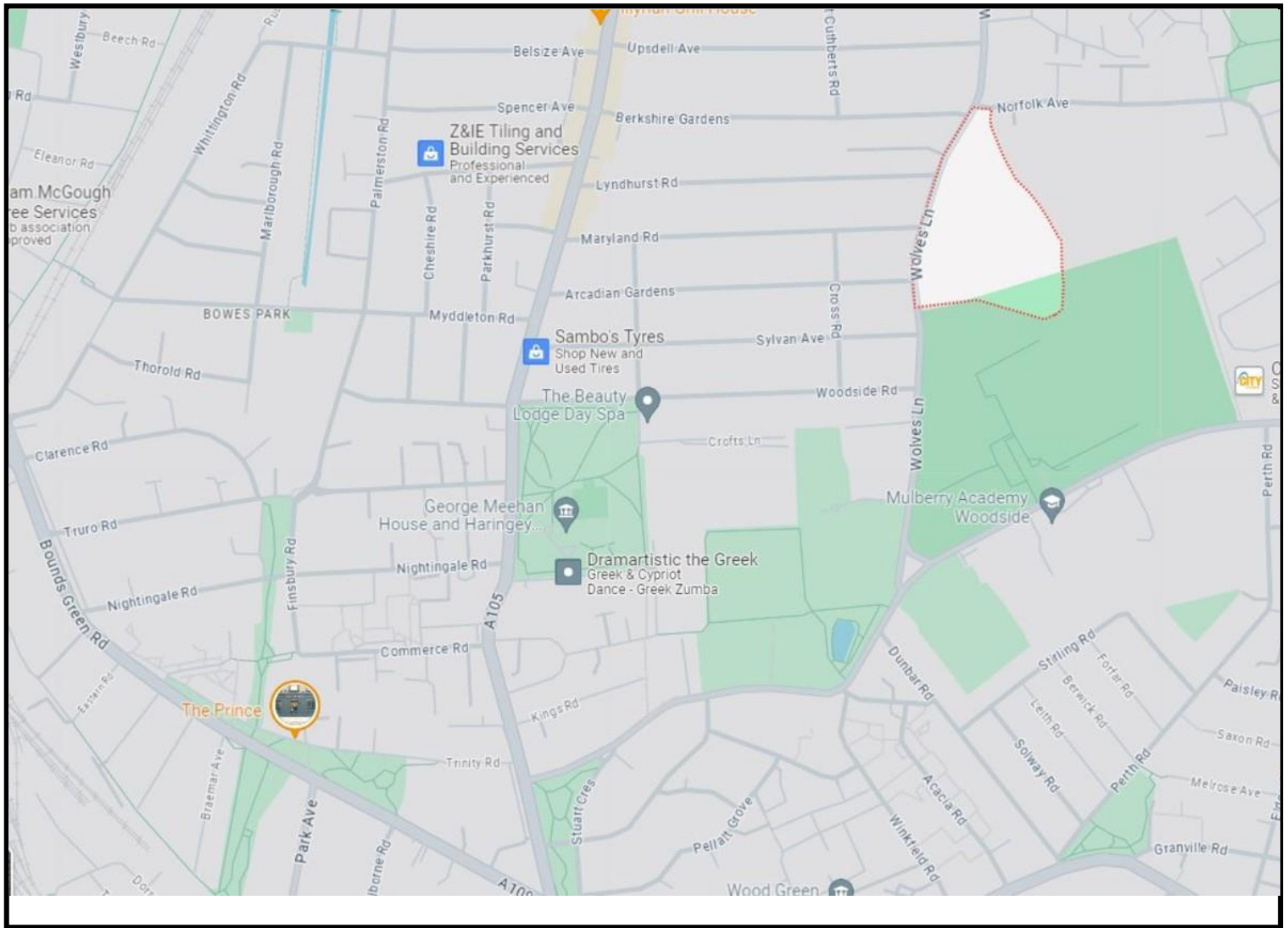
Total = 1433 sq ft / 133 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wilkinson Byrne. REF: 1158339





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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