



TRURO ROAD, WOOD GREEN, N22
GUIDE PRICE £325,000 FREEHOLD

Set in a private mews, a rare opportunity to purchase this spacious and modern ground floor 1 double bedroom bungalow with natural light and private garden to the front. The property includes a contemporary open plan reception/kitchen, modern shower room and wood flooring to most of the accommodation. Metal bike shed. Freehold. No upper chain.

Location. The property is situated in a mews close to local shops and amenities on Green Lanes. The open spaces of Finsbury Gardens and Woodside Park are within easy reach. Within good proximity to Alexandra Palace. Transport links are provided by Wood Green and Bounds Green underground station (Piccadilly line) and Bowes Park rail station.

- 1 Bedroom Bungalow
- Modern Kitchen
- Wood Flooring
- Modern Shower Room
- Private Garden
- Freehold



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
76	82		
<small>Energy Efficiency: Lower rating cost <small>Energy Efficiency: Higher rating cost</small></small>		<small>Environmental Impact: Lower CO₂ emissions <small>Environmental Impact: Higher CO₂ emissions</small></small>	
<small>Min energy efficient - Higher saving cost</small> <small>Min environmental friendly - Higher CO₂ emissions</small>		<small>Min energy efficient - Higher saving cost</small> <small>Min environmental friendly - Higher CO₂ emissions</small>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	