



**Stirling Road**

Wood Green, N22 5BP

**£825,000**



# Welcome to Stirling Road

Wood Green, N22 5BP

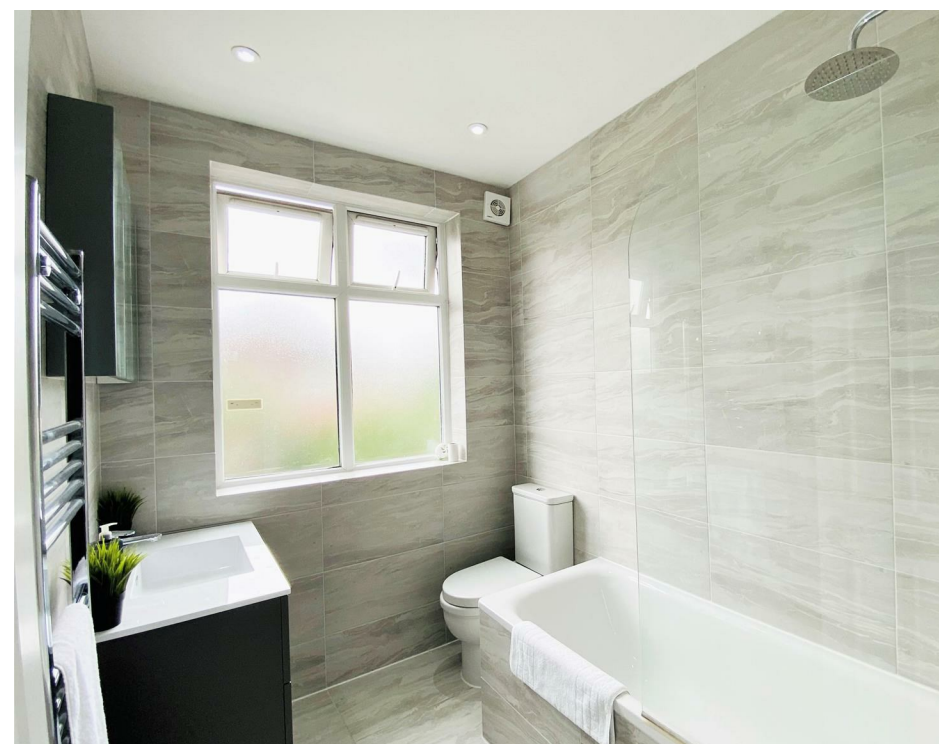
Aleco Estate Agents are delighted to offer for sale this immaculate four bedroom, two bathroom terraced house located within walking distance to Wood Green Station, local high street, shops and social amenities.

The property benefits from wooden flooring, modern fully fitted kitchen, modern front living room, modern bathroom, en-suite to loft room, rear garage, double glazing through out, gas central heating and is presented in excellent condition.

Offered for sale on a CHAIN FREE BASIS.









# Floor Plan



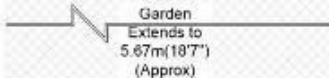
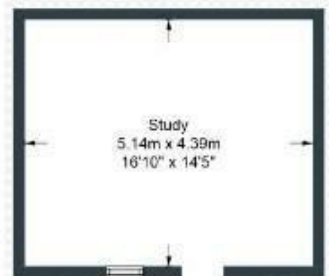
## Stirling Road, N22

Approximate Gross Internal Area = 114.0 sq m / 1227 sq ft  
(Excluding Reduced Headroom)

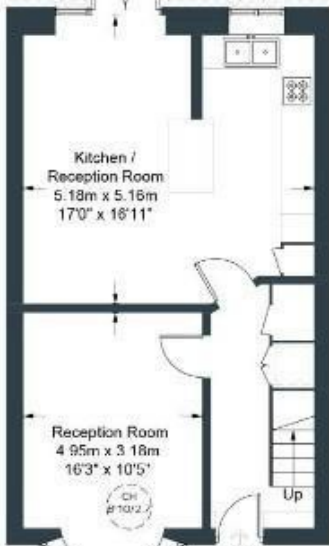
Reduced Headroom = 6.1 sq m / 66 sq ft

Study = 22.7 sq m / 244 sq ft

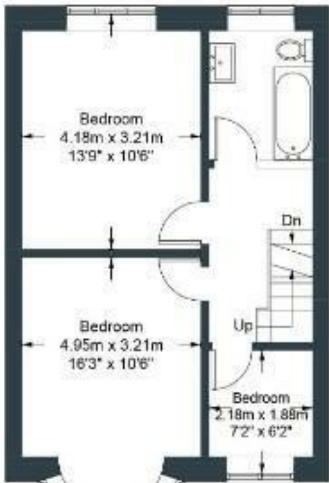
Total = 142.8 sq m / 1537 sq ft



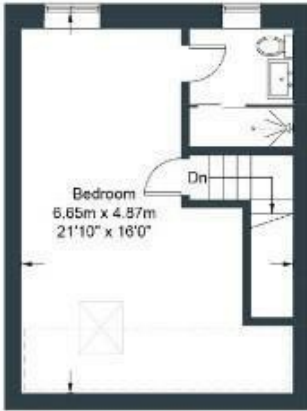
= Reduced headroom below 1.5m / 5'0"



Ground Floor

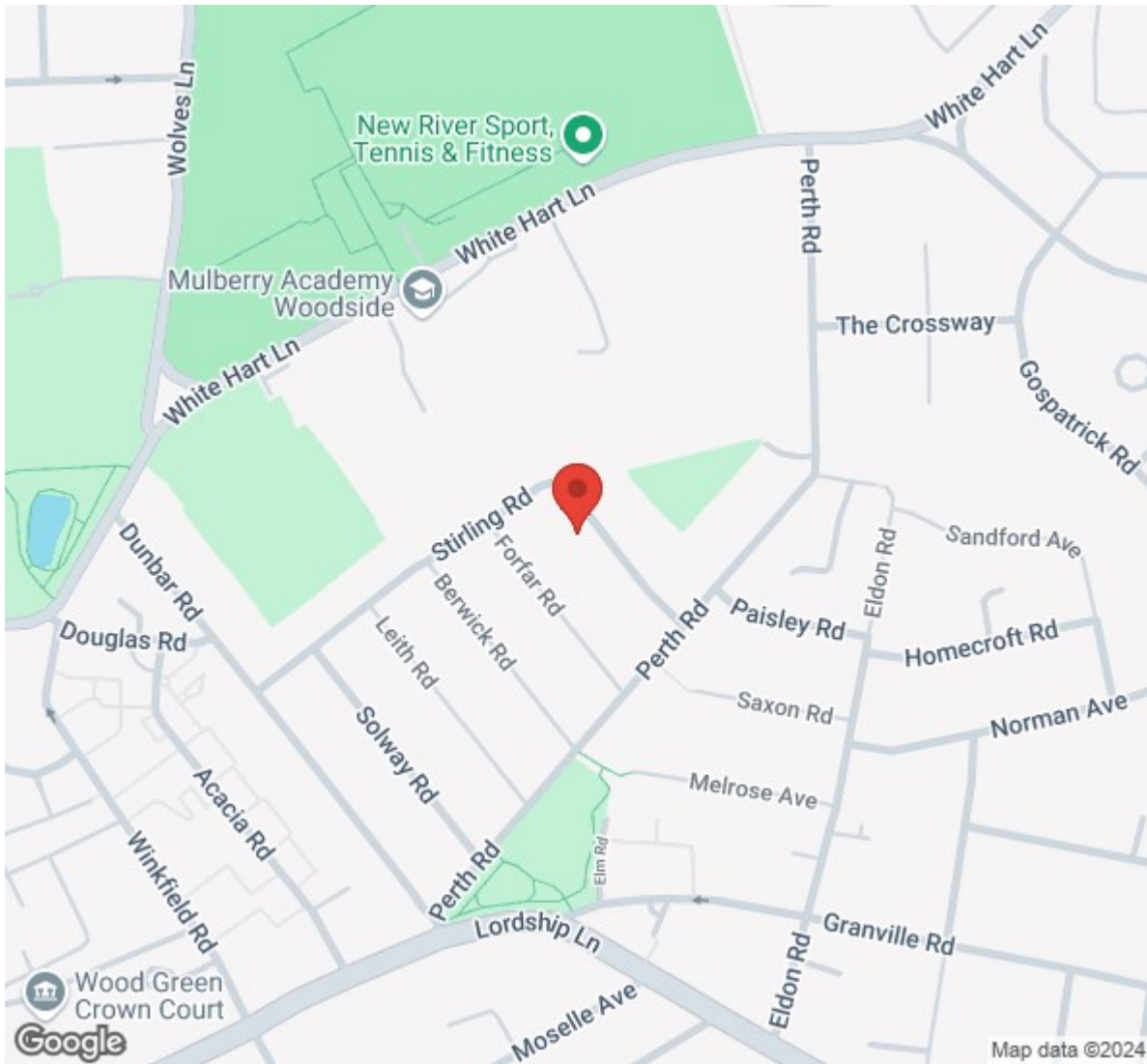


First Floor



Second Floor

## Area Map

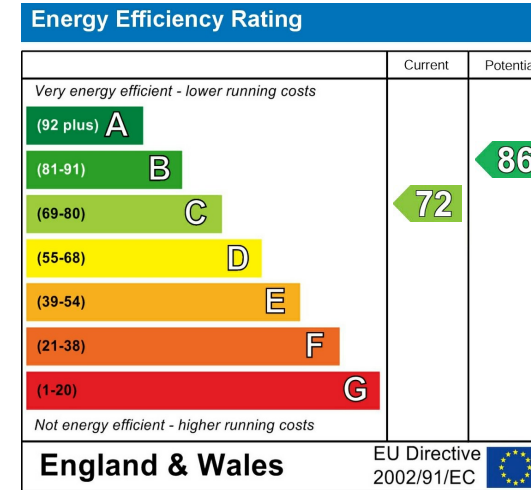


## Viewing

Please contact our Aleco Estate Agents Office on **02084498808** if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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**Aleco Estate Agents**

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