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# Hewitt Avenue, London, N22

## Asking Price £675,000

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Situated along a quiet tree lined residential road, this attractive three bedroom extended period home offers bright and spacious accommodation throughout, together with a south east facing rear garden and potential for a loft conversion, subject to the usual planning consents.

Upon entering, the welcoming hallway leads to a separate reception room, family bathroom and a well proportioned kitchen/dining room, which in turn provides access to the utility room and additional lounge.

The first floor provides three good sized bedrooms, while outside the property benefits from a private south east facing rear garden, offering an excellent space for relaxing and entertaining.

The property is ideally positioned for the amenities of Wood Green and Noel Park. Wood Green High Road is within easy reach and offers an extensive choice of shops, cafés, restaurants, supermarkets and independent retailers, together with The Mall Wood Green.

For those who enjoy the outdoors, there are a number of local parks and green spaces nearby, including Russell Park and Belmont Recreation Ground. The popular Alexandra Park is also within easy reach, providing extensive open space, landscaped gardens and recreational facilities.

Transport connections are excellent, with Turnpike Lane Underground Station approximately 0.3 miles away and Wood Green approximately 0.4 miles away, both providing access to the Piccadilly Line. Hornsey railway station is also within easy reach.

An appealing period home offering generous accommodation, a south east facing garden and excellent potential, ideally located for the shops, restaurants, parks and transport links of Wood Green.

Council tax - D
EPC - C



## KEY FEATURES

- Three bedroom extended period home
- Quiet tree lined residential street
- South east facing rear garden
- Potential for loft conversion (subject to the usual consents)
- Turnpike Lane Underground 0.3 miles
- Wood Green 0.4 miles
- Close to Wood Green High Road
- Excellent selection of local parks and green spaces















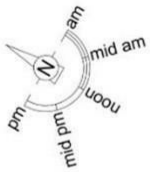


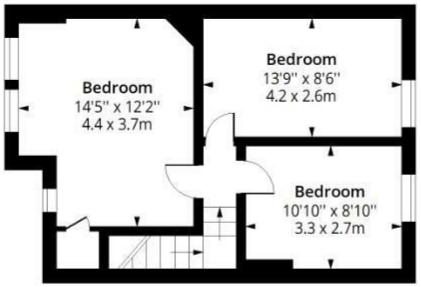




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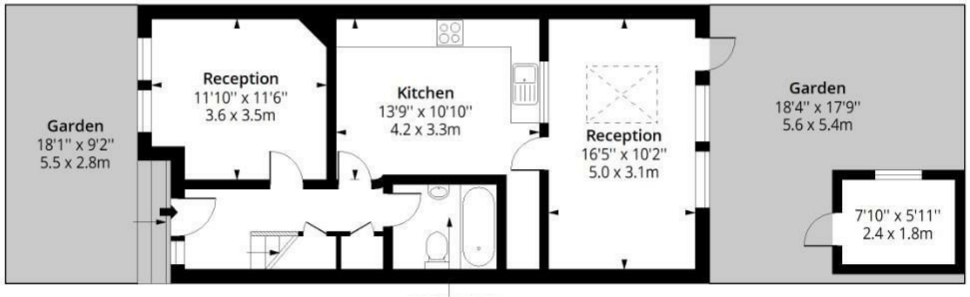
**Approximate Gross Internal Area =** 1077 Sq Ft - 100.05 Sq M




## First Floor

Floor Area 441 Sq Ft - 40.97 Sq M



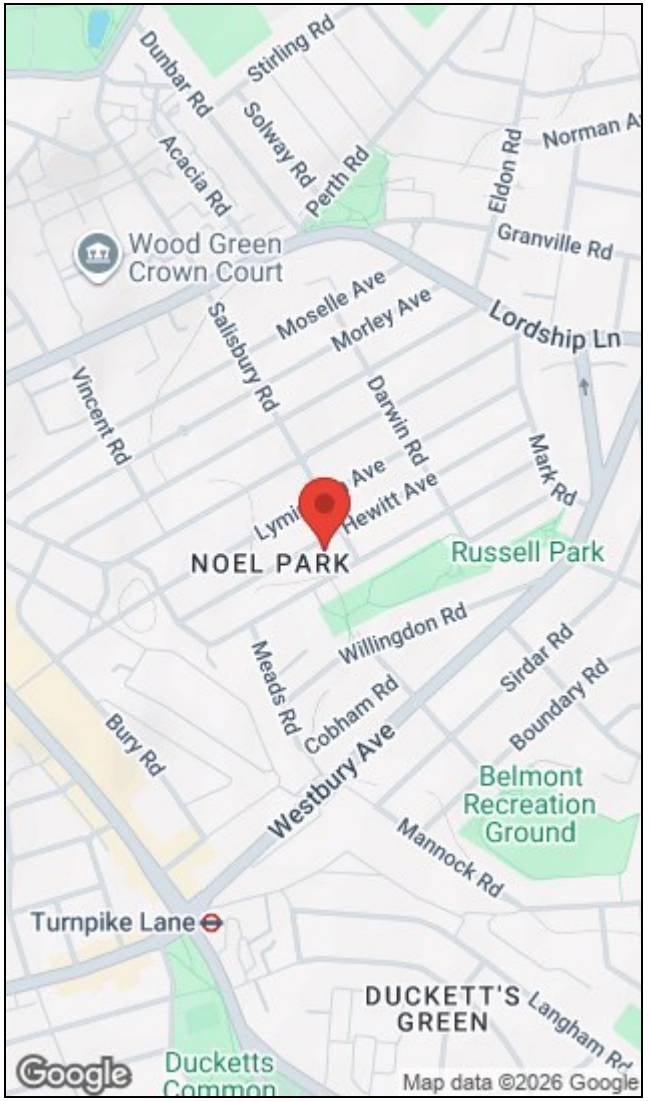

## Ground Floor

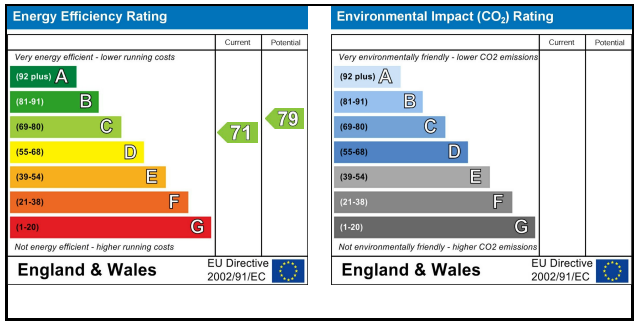
Floor Area 636 Sq Ft - 59.08 Sq M

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RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.








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The Property Ombudsman

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