



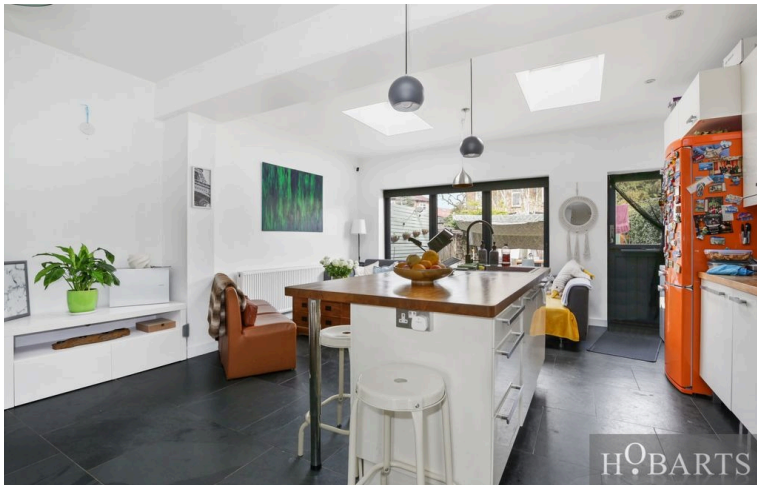
**STYLISH AND TASTEFULLY PRESENTED 3-BEDROOM EXTENDED MID-TERRACED PROPERTY FOR SALE.** The accommodation comprises a front garden, a front entrance leading to an internal hallway, a spacious front reception room, a full-width extended fitted kitchen/diner/ living area with overhead skylights, and doors leading out to a low-maintenance rear garden. Stairs from the hallway lead up to the first-floor landing area, where there are two double bedrooms and a single bedroom, along with a contemporary tiled shower room/WC. The property is ideally located in a popular cul-de-sac location close to all amenities, including good schools, shops, parks, main bus routes, and Wood Green Tube station/Transport Hub(20/25 Mins City/West End).  
**\*\* CHAIN FREE AND WITH 4TH BEDROOM/LOFT SPACE POTENTIAL \*\***

**Saxon Road, Wood Green, London, N22 5EB**

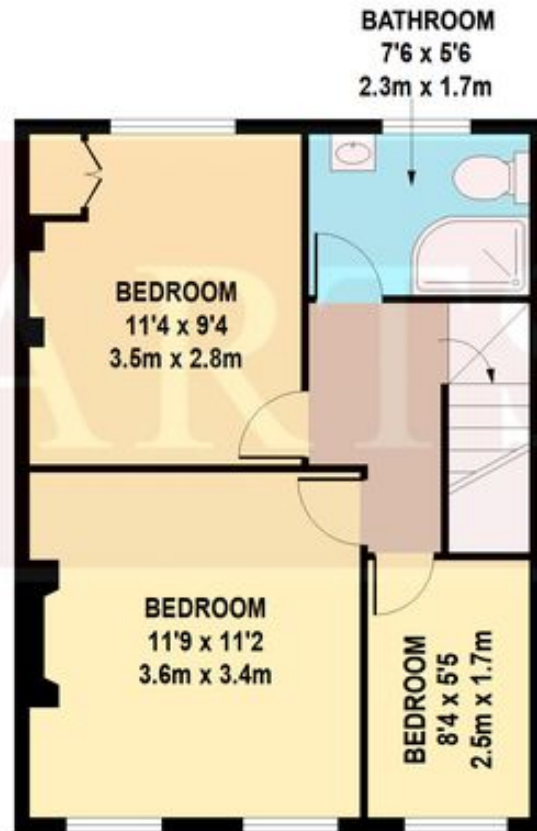
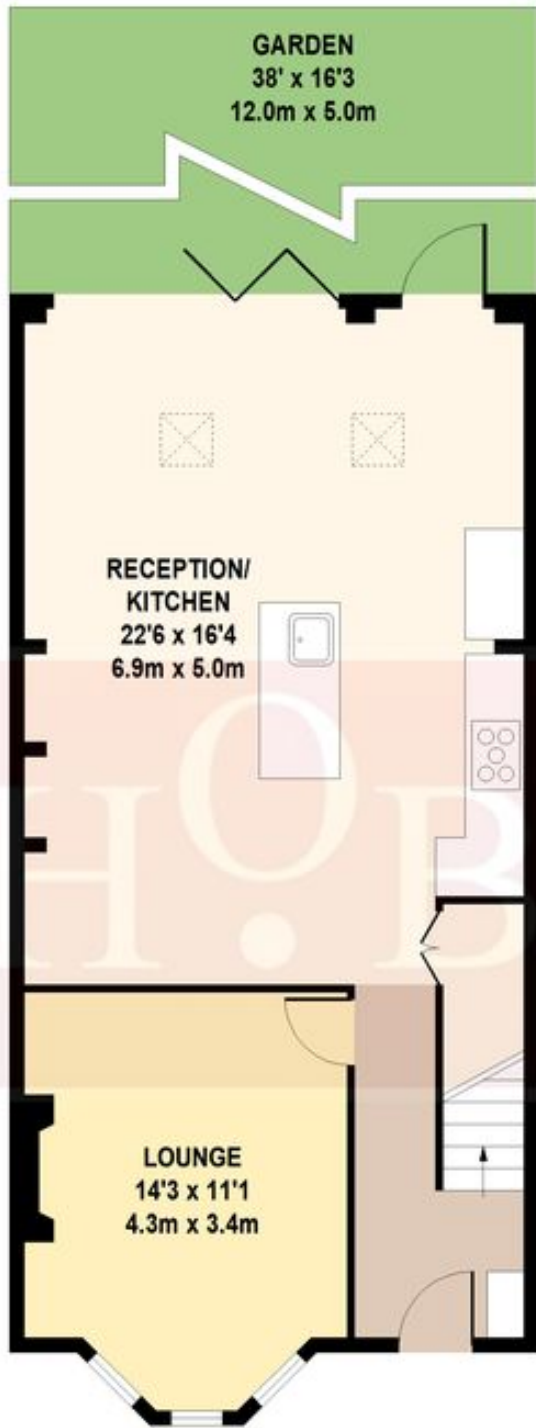
**£650,000 | Freehold**

HOBARTS ESTATE AGENTS - LONDON (North)  
8 CRESCENT ROAD  
Alexandra Park  
LONDON N22 7RS

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0208 348 3333



- 3-Bedrooms
- Low Maintenance Rear Garden
- Double-Glazing with Custom Shutters
- Close Tube/ Schools/All Amenities
- Chain-Free
- Open-Plan Extended Kitchen/Living Area
- Front Reception Room
- Cul-De Sac Location
- 4th Bedroom/Loft Space Potential

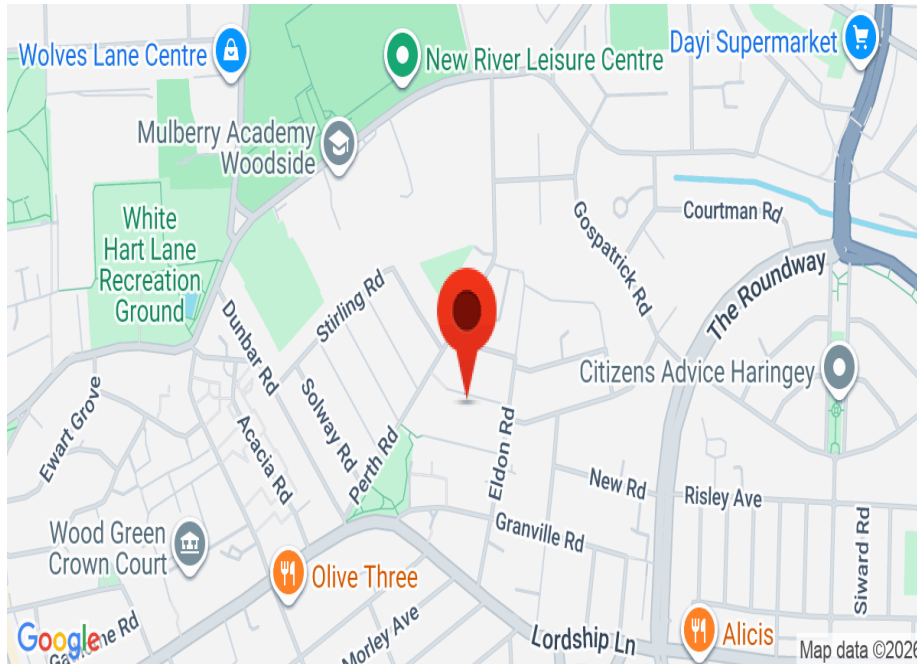


GROUND FLOOR

FIRST FLOOR

SAXON ROAD  
 TOTAL APPROX. FLOOR AREA 1003 SQ.FT. (93.18 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: London, N22

**Tenure:**  
Freehold

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**

8 CRESCENT ROAD, Alexandra  
Park, LONDON N22 7RS

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rightmove

PrimeLocation.com

homes24.co.uk

Zoopa.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.