



Willington Road, Wood Green, N22 6SB

£725,000

 **Coultons**

PROPERTY SUMMARY

Situated on a quiet and sought after residential road is this mid terraced period house which occupies 1424sqft (132.3sqm). The property benefits from three double bedrooms, three reception rooms, a fitted kitchen, first floor bathroom with separate WC along with a ground floor WC, conservatory and a garden which is approximately 31ft in length. The property is in need of modernisation and has a lot of potential to be developed further with the addition of a loft conversion and rear extension (subject to planning consent).

Willingdon Road is a short walk to the vibrant shopping area of Wood Green with all its bars and restaurants with a vast array of eateries, coffee shops, and shopping mall with major and independent retailers. Public transport includes plenty of bus routes along with the Underground Stations of both Turnpike Lane and Wood Green (Piccadilly Line - Zone 3). The property is also within easy reach of local parks and the trendy areas of Harringay, Crouch End & Muswell Hill and the vast green spaces of Alexandra Park.

There are also plenty of local schools withing walking distance, both primary and secondary.

In our opinion this property once modernised will make an excellent family home viewing is highly recommended.

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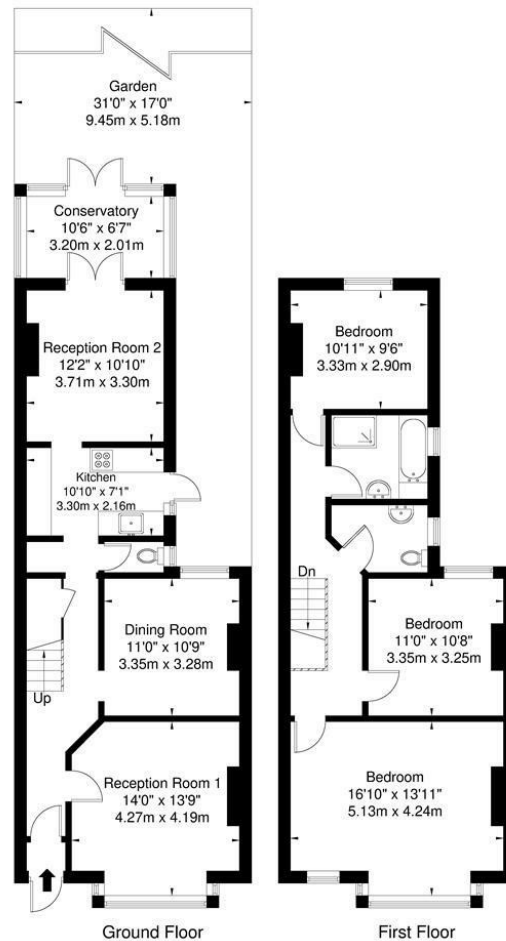








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Approximate Gross Internal Area = 132.3 sq m / 1424 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
Haringey

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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