

EASTERN ROAD |
BOUNDS GREEN | N22 7DD
£875,000

LIVING SPACE ARE PLEASED TO OFFER THIS SUBSTANTIAL 4-BEDROOM HOUSE, IDEALLY LOCATED JUST MINUTES FROM BOUNDS GREEN TUBE STATION.

THE GROUND FLOOR COMPRISES TWO BRIGHT RECEPTION ROOMS, A CONVENIENT DOWNSTAIRS WC, AND A SPACIOUS KITCHEN/DINER WITH AMPLE STORAGE, OPENING ONTO A PRIVATE REAR GARDEN.

UPSTAIRS, THE FIRST FLOOR OFFERS FOUR WELL-PROPORTIONED BEDROOMS AND A MODERN FAMILY BATHROOM, PROVIDING EXCELLENT ACCOMMODATION FOR FAMILIES OR PROFESSIONALS.

PERFECTLY POSITIONED IN A HIGHLY SOUGHT-AFTER AREA, THE PROPERTY IS WITHIN WALKING DISTANCE OF

- TERRACED
- 1 BATHROOM
- ENERGY RATING : D
- GARDEN
- 4 BEDS + 2 RECEPTIONS
- SHOWER
- ON STREET PARKING
- GAS CENTRAL HEATING

KITCHEN

LIVING/DINING ROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

BEDROOM 5

BATHROOM

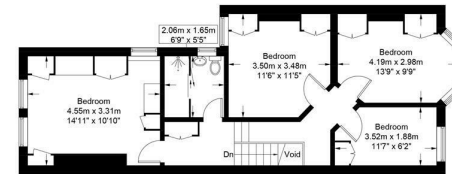
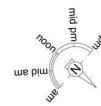


Eastern Road, N22

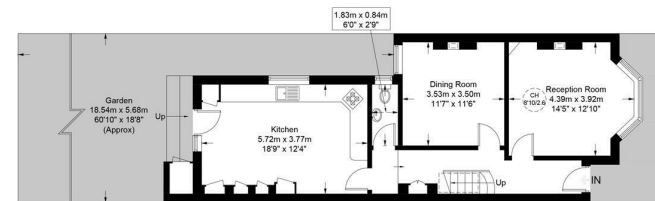
Approximate Gross Internal Area = 1386 sq ft / 128.8 sq m

Restricted Height = 12 sq ft / 1.1 sq m

External Cupboard = 9 sq ft / 0.8 sq m



First Floor



Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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

COUNCIL TAX BAND E
EPC RATING

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