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Nightingale Road, Bowes Park

DEVELOPMENT PROJECT: A character Victorian Villa with a large, mature garden, close to excellent schools, in the sought-after Bowes Park Conservation Area. No Chain.

Offers Over £650,000

01992 87 85 80

Overall Description
This is a most attractive Victorian semi-detached villa in a pleasant location within the Bowes Park Conservation Area. The property is in need of interior modernisation but does offer buyers scope to create the family home of their dreams a short hop from local schools and transport links. There are three bedrooms and a bathroom on the top floor, with entrance hall, open-plan sitting/dining room and kitchen downstairs. The propery has wooden sash-windows throughout, a period fireplace in the main reception room and gas-fired central-heating. There is a relatively low-maintenance front garden with a side gate leading to the large mature back garden. The property is being sold with no forward chain. This is a rare opportunity to create a modern family home in a premium location that still retains the essential character and charm of the original house. Viewing is strongly recommended.

Location
This property sits in an enviable location, within the Bowes Park Conservation Area and a very short walk from Nightingale Gardens and the New River Path, a lovely green space to sit out on a sunny day. There are very good transport links a short walk away including Bowes Park Overground Station (with regular trains to Finsbury Park and Moorgate) and Bounds Green Underground Station (Piccadilly Line). There are excellent schools in the immediate local area including the Bounds Green Junior and Infants School, Earlham Primary School, St Thomas More Roman Catholic School and the Riverside School. There are plenty of green local spaces for sports and other recreation including the New River Sports and Recreation Centre and Woodside Park with its bowling green and children's play space. The area adds to its family friendly credentials by being a Low Traffic Neighbourhood with access restricted to those that live within its borders.

Accommodation
A path leads across the front garden to the front door leading into the:

Entrance Hall 26' x 5' widest (7.92m x 1.52m widest)
Stairs to first floor. Two under-stairs cupboards, one with space and plumbing for a washing-machine, the other housing the electrics. Dado rail. Wooden floorboards.

Sitting Room 12'4 x 10'11 (3.76m x 3.33m)
Sash window to front. Victorian cast iron fireplace with tiled surround and hearth. Picture rail. Wooden floorboards. TV aerial point. Radiator. Open archway into the:

Dining Room 12'11 x 9'3 (3.94m x 2.82m)
Sash window to rear overlooking the garden. Fireplace (not currently operational). Serving hatch to the kitchen. Radiator. Door to the hallway.

Kitchen 10'11 x 7'10 (3.33m x 2.39m)
Window to side and rear overlooking the garden. Kitchen units with roll-top worksurfaces, one and a half bowl stainless steel sink unit and tiled splash-back. Eye-level electric oven and grill. Gas hob. Space for fridge/freezer. Wall-mounted gas central-heating boiler. Radiator.

First Floor 6'6 x 5' (1.98m x 1.52m)
From the hallway stairs lead up past a half landing to the first floor. Window to side. Loft hatch.

Bedroom One 14'9 x 12'6 (4.50m x 3.81m)
Two sash windows to front. Radiator.

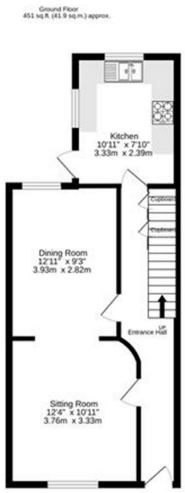
Bathroom 9'2 x 4' (2.79m x 1.22m)
Panel bath. Low-level wc. Wash-hand basin. Tiled walls. Extractor. Spotlights. Radiator.

Bedroom Two 11' x 7'11 (3.35m x 2.41m)
Sash window to rear overlooking the garden. Radiator.

Bedroom Three 9'1 x 8'7 (2.77m x 2.62m)
Sash window to rear overlooking the garden. Radiator.

Outside
The property has a low maintenance front garden. A gravel path leads around the side to a gate into the large and mature back garden with a path leading down past flowerbeds and shrubs to the garden shed at the bottom. The property is in a low traffic neighbourhood with parking permits available for residents.

Service & Other Info.
Mains water, drainage, gas and electricity. Mains central-heating. In the Bowes Park Conservation Area and also the local Low Traffic Neighbourhood (restricted to residents who have parking permits).





TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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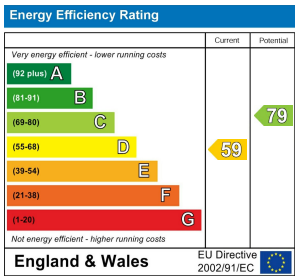

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.