WILKINSONBYRNE

ESTATE AGENTS











Shrewsbury Road, N11 2LN

£660,000 FREEHOLD

Situated in the popular residential area of Bounds Green, this three-bedroom family home offers spacious and well-proportioned accommodation, making it an ideal purchase for families and first-time buyers alike. The property provides three good-sized bedrooms, a comfortable reception room and a fitted kitchen, together with a family bathroom. Further benefits include rear garden, off-street parking, double glazing and gas central heating. Conveniently positioned for the local shops, amenities and transport links of Bounds Green, including Bounds Green Underground Station (Piccadilly Line) and Bowes Park Railway Station, the property is also well placed for a selection of local schools and recreational facilities. An excellent opportunity to acquire a family home in this popular North London location.

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The Property Ombudsman

The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sight of the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposed only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.

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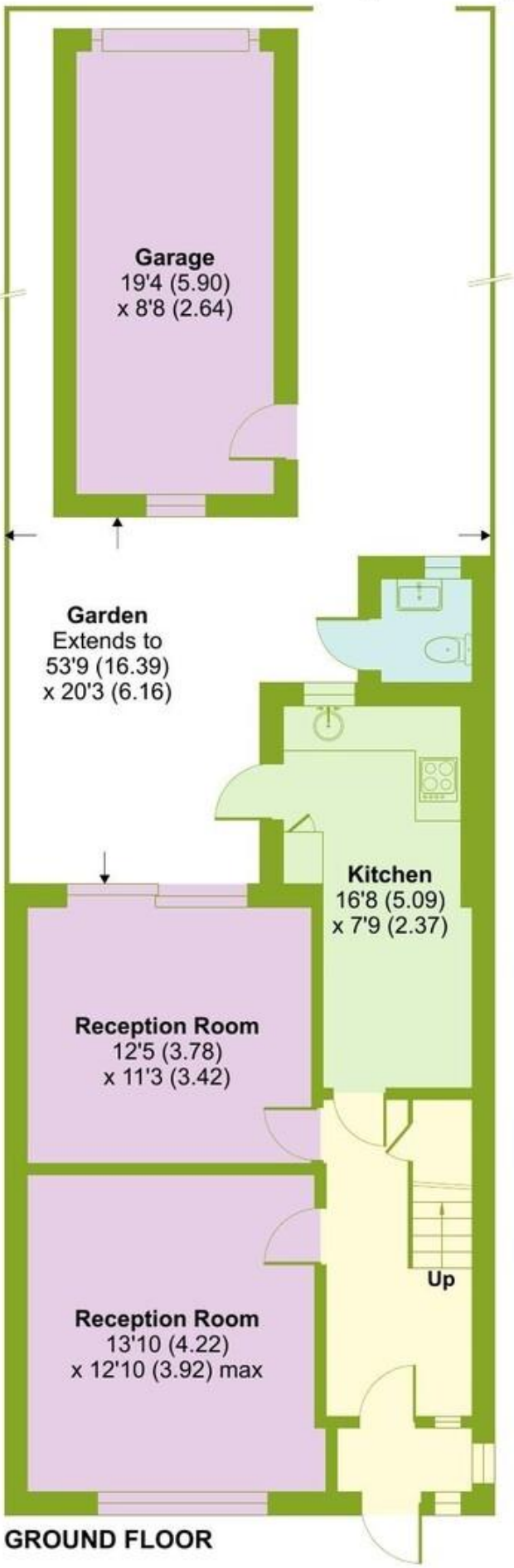



These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

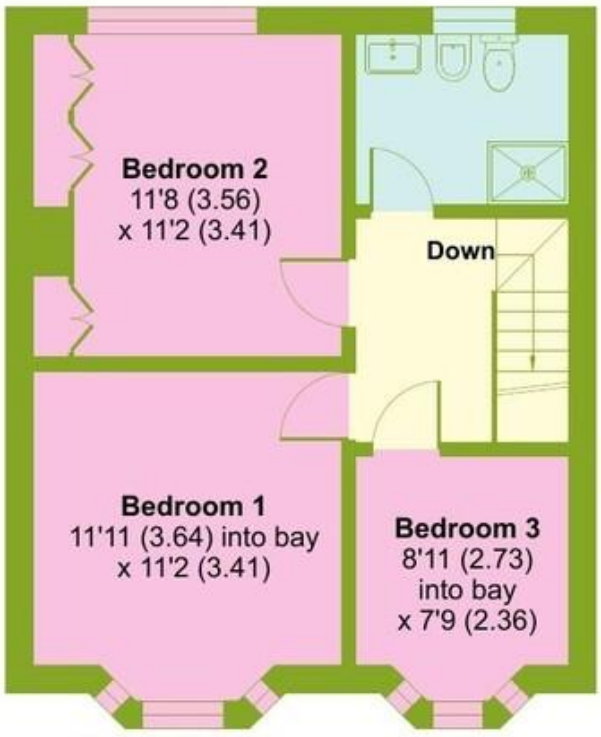
Shrewsbury Road, Bounds Green, London, N11

Approximate Area = 1024 sq ft / 95.1 sq m
Garage = 168 sq ft / 15.6 sq m
Outbuilding = 18 sq ft / 1.6 sq m
Total = 1210 sq ft / 112.3 sq m
For identification only - Not to scale



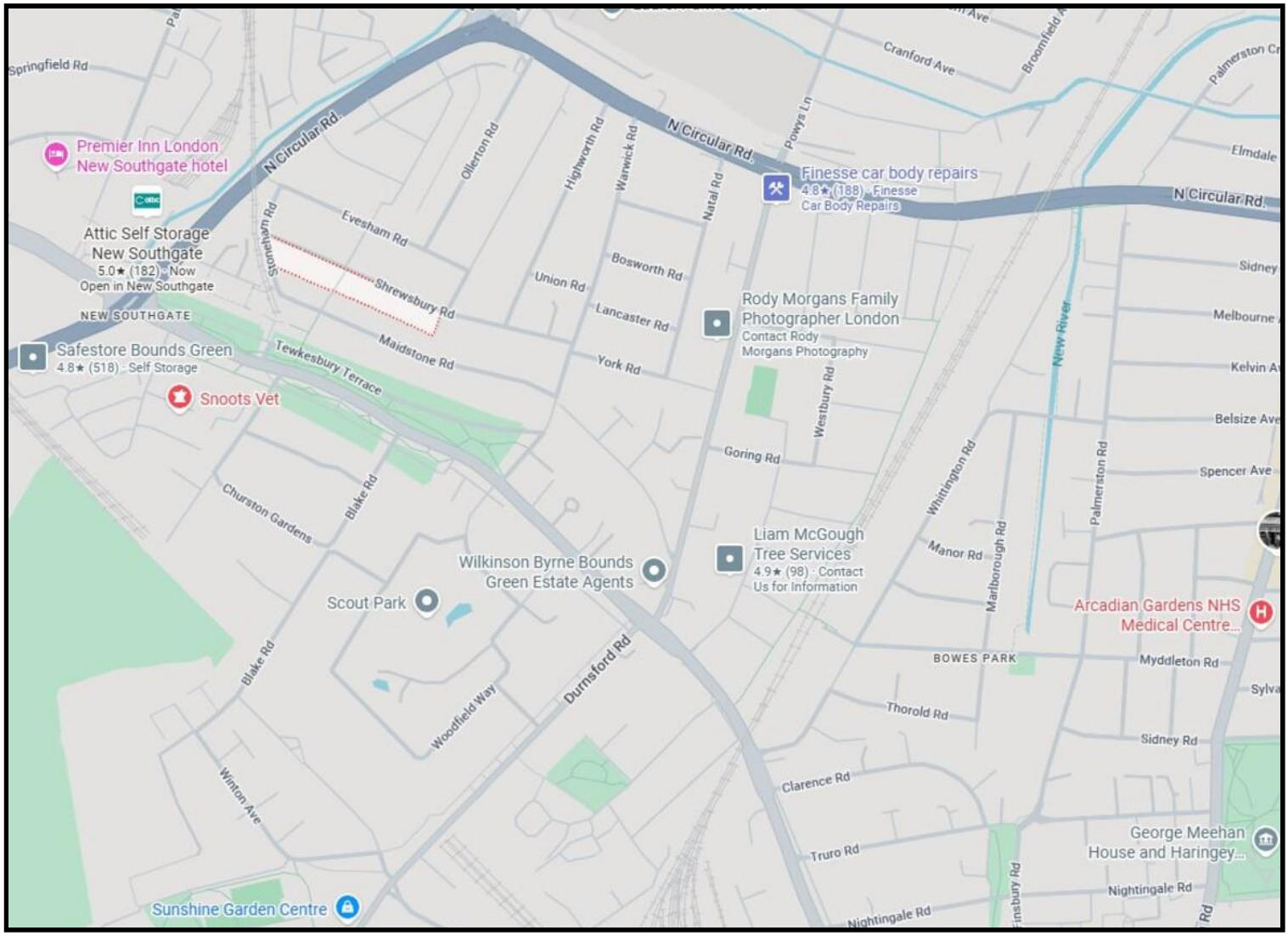


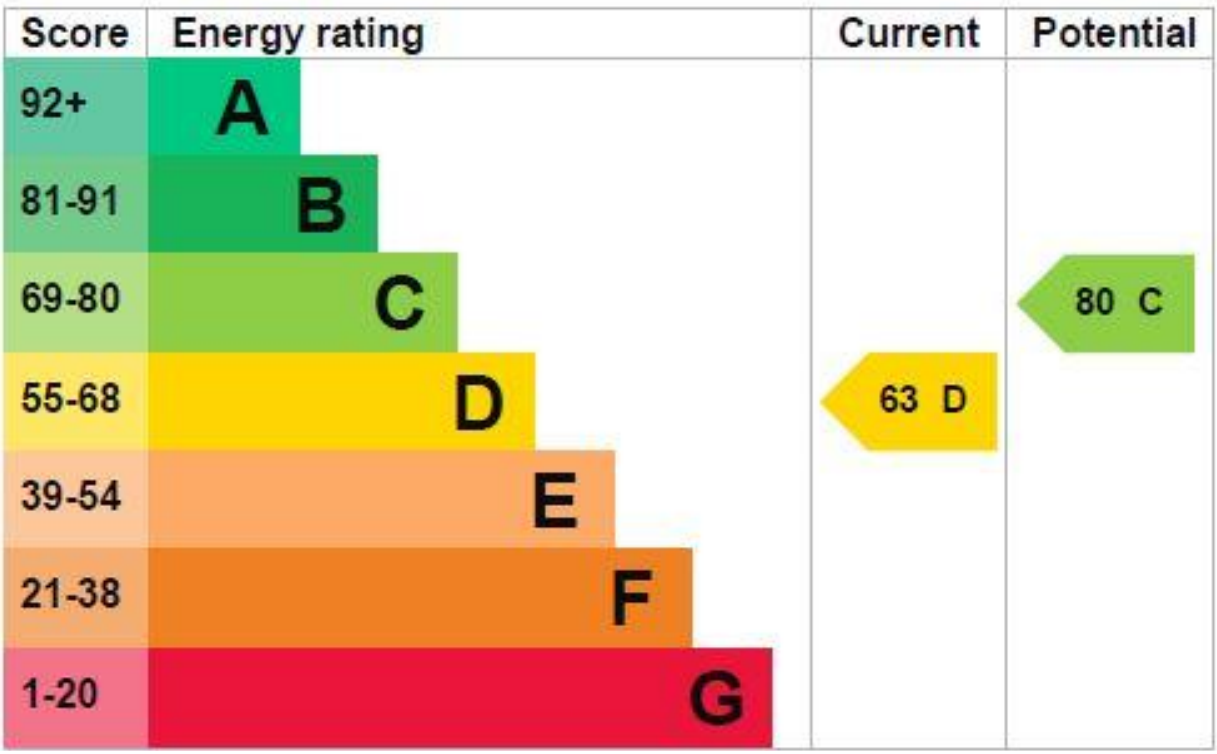
GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Wilkinson Byrne. REF: 1548045





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