



Ireland Place, London, N22 8YY

Three-Bedroom Three-WC Family Home — Bowes Park / Bounds Green (Haringey) - London

OIEO £699,000 *(Offers In Excess Of)*

Bedrooms	3 (two with en-suite shower rooms, master served by family bathroom)
Internal Space	Circa 970 sq ft, post recent garage conversion and kitchen extension/ renovation
Garden	South-facing rear garden, approx. 8m in length, patio and astro turf, outbuilding/office shed
Parking	Free resident parking spaces on the unadopted cul-de-sac
Transport	Under 5 minutes' walk to Bounds Green tube station (Piccadilly line, Zone 3/4); a drop from Bowes Park station
Tenure	Freehold, chain free!

Property Description

A charming three-bedroom family home, nestled on an unadopted cul-de-sac with single 3-house development leading to Bowes Park station, with spacious parking spaces for residents free of charge. Great views neighbour the gardens of Whittington Road Edwardian/Victorian houses, plus the facilities of Myddleton Road, livable parks and the New River path, as well as being well served by buses to Wood Green or Muswell Hill (9min ride).

Deceptively spacious and suited to modern family living, the home is beautifully presented throughout, boasting circa 970 sq ft of internal floor space following conversion and extension. Two independent entrances lead to a secluded en-suite office/bedroom and a light-filled reception with dual aspect double glazed windows and patio doors onto the +8m length garden. The kitchen has recently been refurbished with ample storage and modern appliances, 2 doors and window access to the living room, including induction hob and dish washer, leading to the utility room extension.

Well-proportioned double bedrooms are arranged over the first floor; two offer an en-suite shower room, with the master served by a family bathroom across the corridor. The secluded, south-facing rear garden is low maintenance, with a patio, astro turf, and an outbuilding shed used as an office.

Key Features

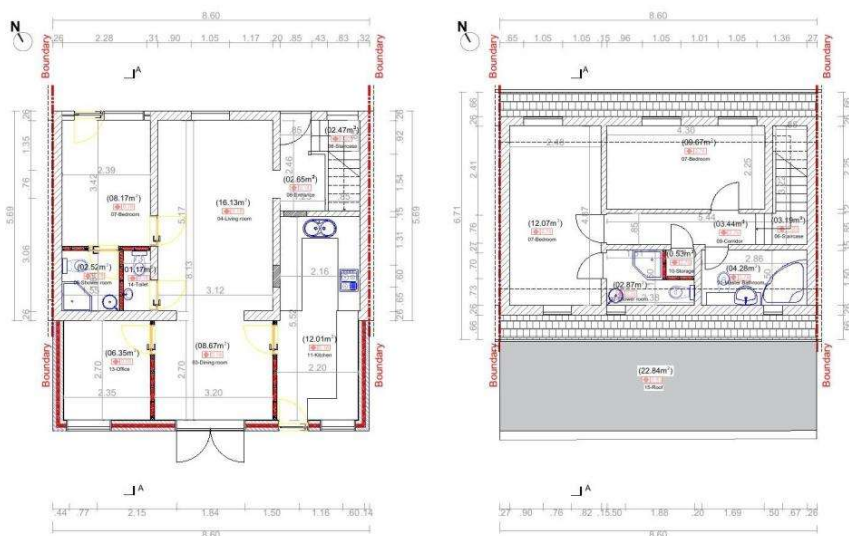
- Two independent entrances — ideal for a home office or annexe-style bedroom
- Circa 970 sq ft post conversion and extension
- Recently refurbished modern fitted kitchen with ample storage and easy circulation with double entry
- Two en-suite shower rooms plus a family bathroom
- South-facing, low-maintenance rear garden with patio, astro turf and office shed
- Free resident parking on an unadopted cul-de-sac
- Under 5 min walk to Bounds Green tube station (Piccadilly line, Zone 3/4), Bowes Park rail next door
- Around 30 min commutable to central London, served by both tube and rail (and orbital not far, in Green Lanes)
- Excellent options for Outstanding schools such as Bounds Green, Trinity, OLM, as well as afternoon clubs at Shaftesbury Hall or Tambo Park.

What residents love about this place? The greenery surrounding, the easiness of living, liveable and practical. Different to every other house you've seen. Viewing highly recommended!

Photo Gallery



Floor Plan



Proposed Ground & First Floor plans — single rear extension & garage conversion

Contact

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