



**\*\* 4TH BEDROOM POTENTIAL TO EXTEND TO THE REAR/AND/OR LOFT SPACE \*\*. Stylish and tastefully presented three-bedroom bay-fronted mid-terrace family home located in the popular Bowes Park area. The property has benefited from substantial modernisation and improvement throughout. The accommodation comprises a front garden, own front door leading to entrance hallway, concealed wine cellar, guest cloaks/WC, large lounge/ living area (formerly two reception rooms), large fitted kitchen with door to garden, stairs from the entrance hallway lead up to the first floor landing area where there is a family bath/shower room/WC and three bedrooms. The property is ideally located on the Bowes Park/Wood Green Borders close to all amenities, including Wood Green Tube/Transport Hub (20/25 Mins City/West End), good schools & the attractive green surroundings of Woodside Park. \*\* CHAIN FREE \*\***

**Sidney Road, Bowes Park, N22**

**£700,000 | Freehold**

HOBARTS ESTATE AGENTS - LONDON (North)  
8 CRESCENT ROAD  
Alexandra Park  
LONDON N22 7RS

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- Thee-Bedrooms
- Upstairs Family Bathroom/WC
- Guest Cloaks /WC
- Close to Good Schools/Park/Shops Etc.
- CHAIN FREE
- Wine Cellar/Storage Area
- Rear Garden
- Fitted Kitchen
- 20/25 Mins City/West End
- POTENTIAL TO EXTEND TO LOFT/REAR



SYDNEY ROAD  
TOTAL APPROX. FLOOR AREA 1008 SQ.FT. (94 SQ.M.)

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



| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
|                                             | Potential |
| Very energy efficient - lower running costs |           |
| (92+) <b>A</b>                              |           |
| (81-91) <b>B</b>                            | 86        |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            | 65        |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| England, Scotland & Wales                   |           |
| EU Directive 2002/91/EC                     |           |

Address: Sidney Road, Bowes Park, N22

**Tenure:**  
Freehold

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**

8 CRESCENT ROAD, Alexandra  
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PrimeLocation.com

homes24.co.uk

Zoopa.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.