

Hardwicke Road, N13 4SL

£929,995 FREEHOLD

A fantastic opportunity to acquire this charming Edwardian three-bedroom home, ideally situated on a quiet residential road within easy walking distance of both Bounds Green Underground Station and Bowes Park railway station. In well maintained condition throughout, the property offers two spacious open-plan reception rooms and a stunning newly fitted 23ft kitchen, which opens directly onto a generous 70ft rear garden complete with raised flower beds. The sleeping accommodation is arranged over the upper floors and includes three well-proportioned bedrooms, with the rear bedroom benefiting from a large skylight that fills the space with natural light, alongside a modern family bathroom. Further benefits include a newly built front wall and a mature front garden, fresh décor throughout, wooden flooring across the ground floor, and newly fitted carpets on the first floor. Furthermore there is potential to extend or convert the loft, subject to planning

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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 purposes 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.





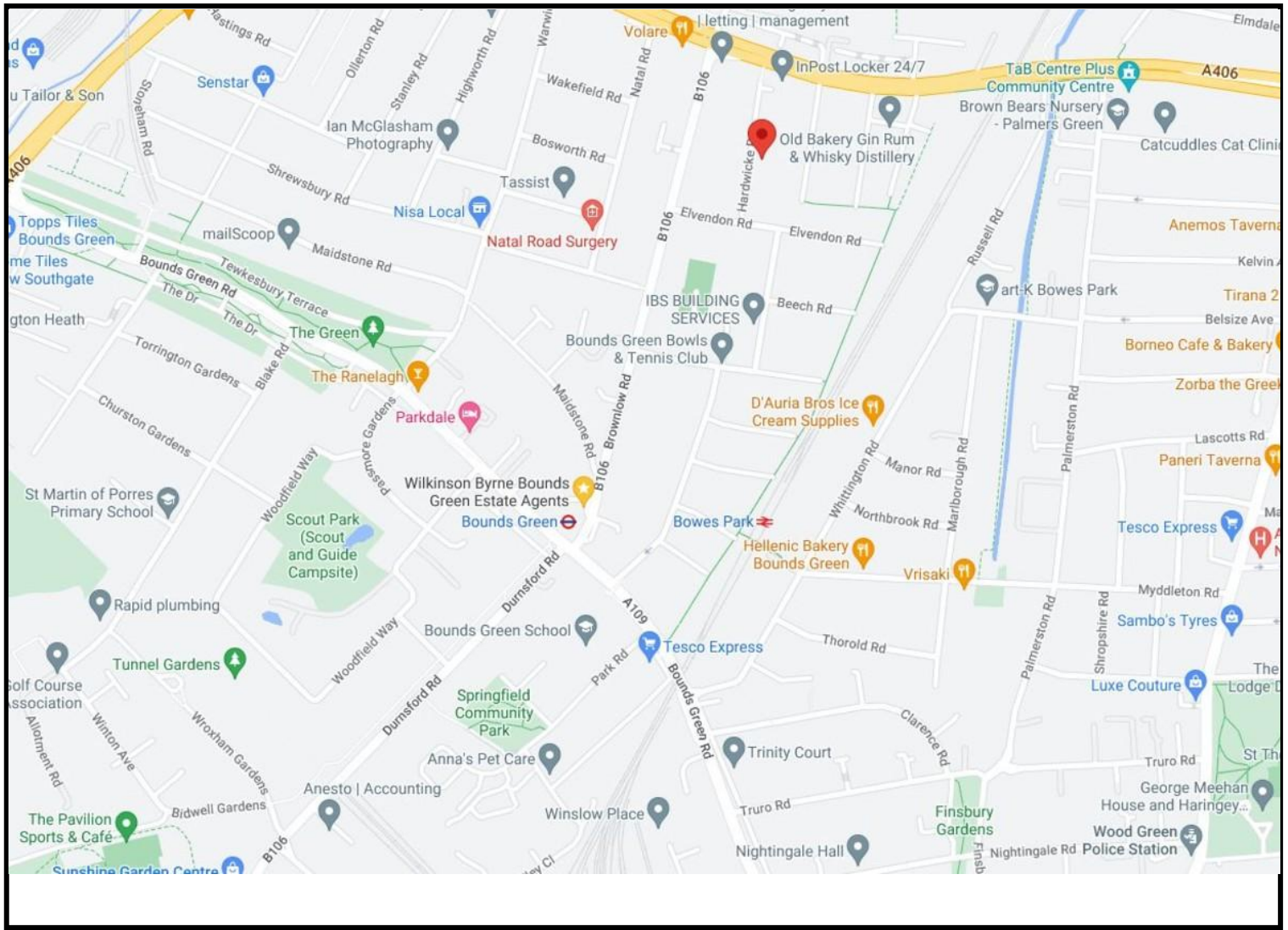
These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

Hardwicke Road, London, N13

Approximate Area = 1501 sq ft / 139.4 sq m

For identification only - Not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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