



Rusper Road, Wood Green, N22 6RA

GUIDE PRICE
£800,000

 **Coultons**

PROPERTY SUMMARY

****GUIDE PRICE £800,000 to £850,000****

Situated on a quiet and sought after residential road is this mid terraced 1930's house which has been extended to offer good family living space. The property benefits from four bedrooms, two reception rooms and an extended kitchen/diner/family room, a shower room on each floor, double glazing and gas central heating. The rear garden is approximately 46ft in length where you will find an outbuilding to the rear with a kitchen and shower room. To the front aspect there is off street parking.

Rusper Road is only a short walk back to the vibrant shopping area of Wood Green, with all its major and independent retailers, bars, restaurants and coffee shops. Public transport includes both Turnpike Lane & Wood Green Underground Stations (Piccadilly Line - Zone 3) as well as plenty of bus routes. The property is just around the corner from the vast green spaces of both Downhills Park and Lordship Recreation Grounds and for families the property is within the catchment area for the sought after Belmont School.

The property is being offered on a chain free basis and in our opinion will make an excellent family home. Viewing is highly recommended.

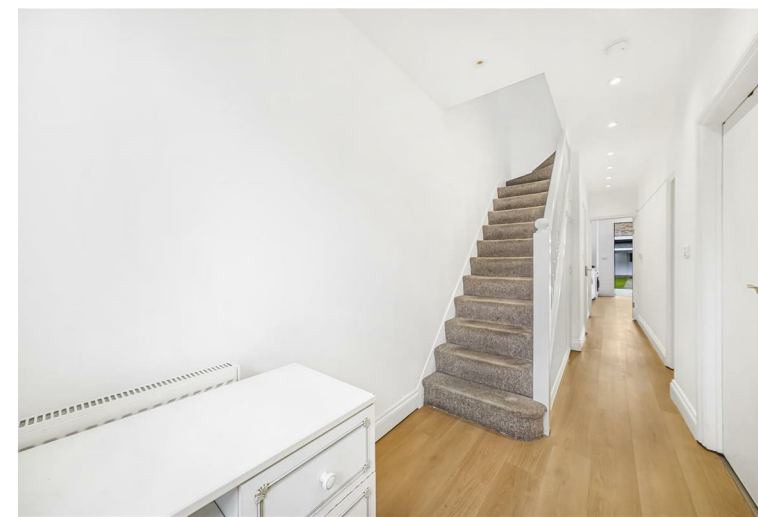
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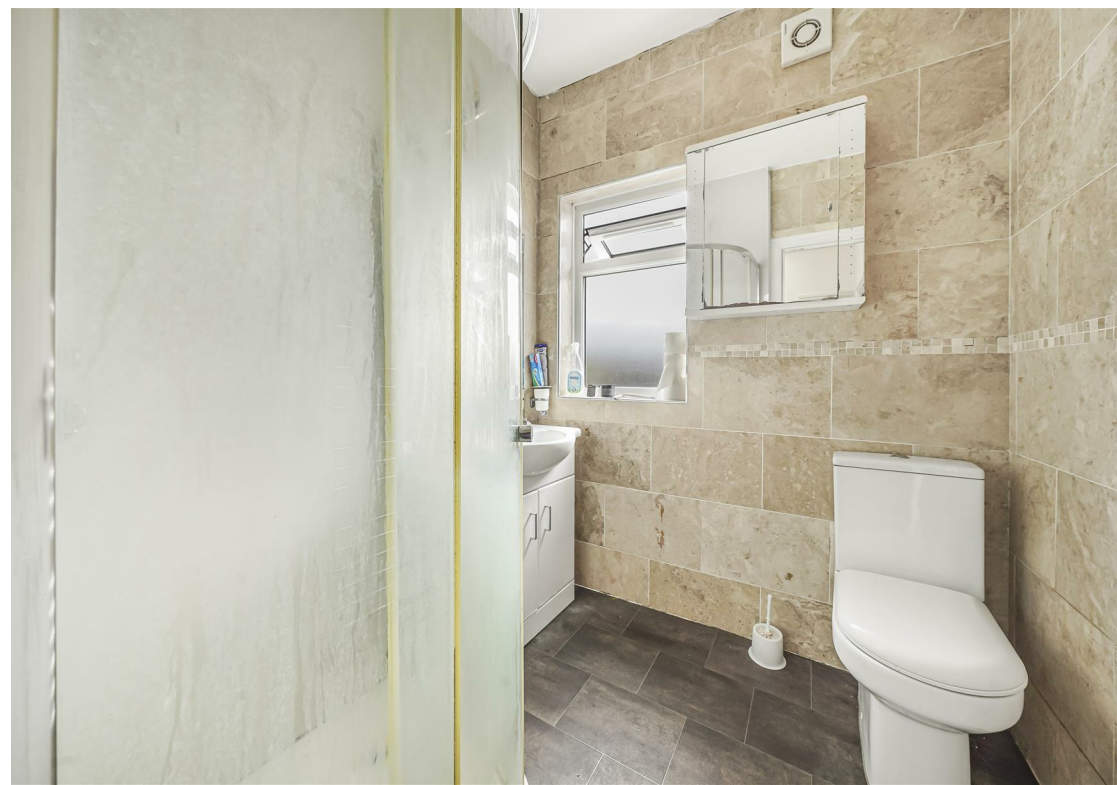
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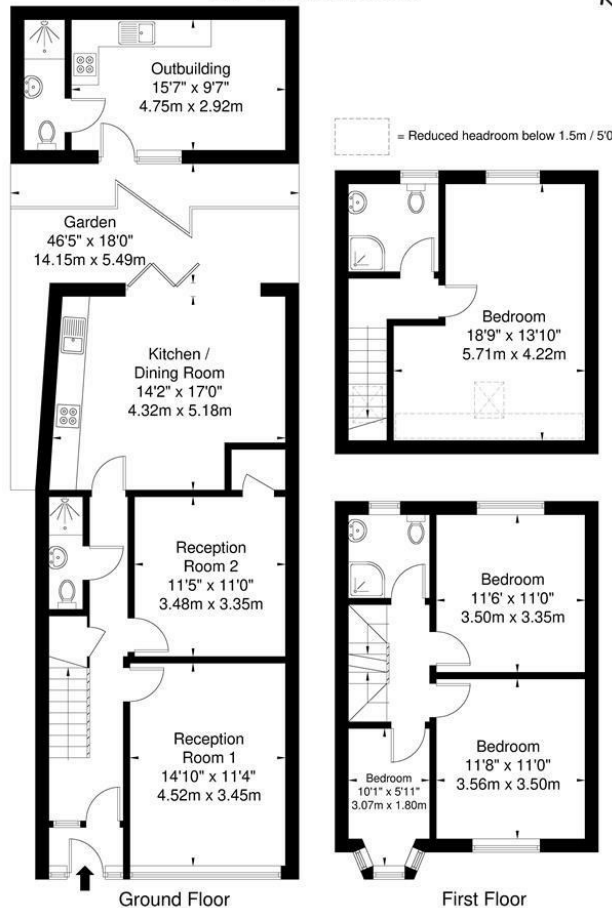


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Approximate Gross Internal Area = 134.1 sq m / 1443 sq ft

Outbuilding = 16.8 sq m / 180 sq ft

Total = 150.9 sq m / 1623 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY

Haringey

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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