



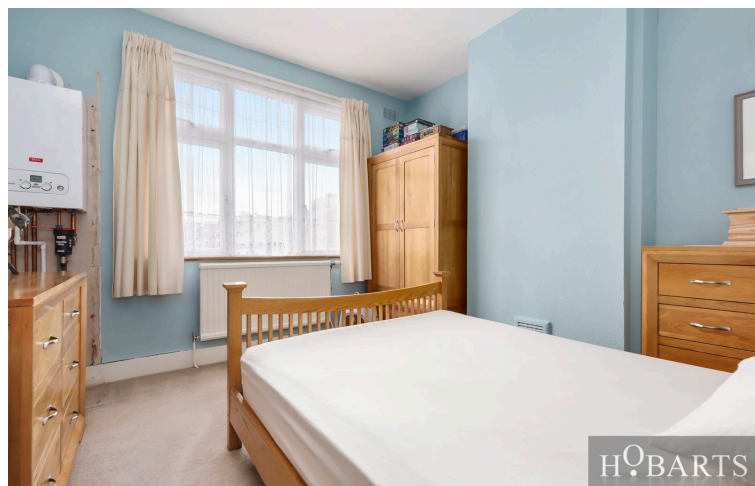
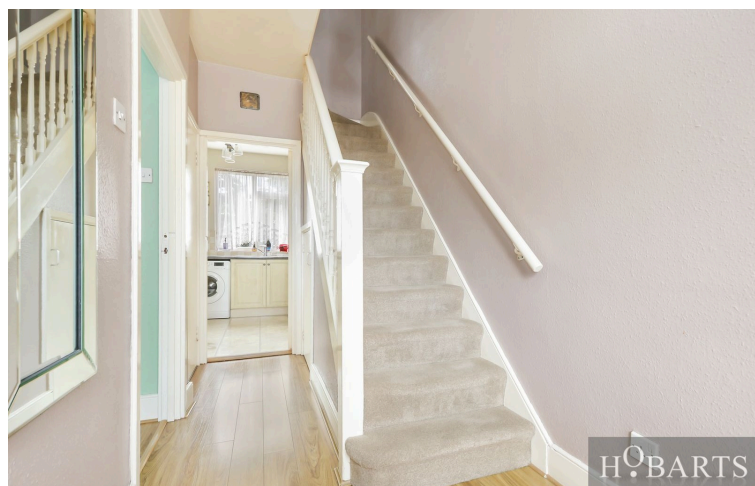
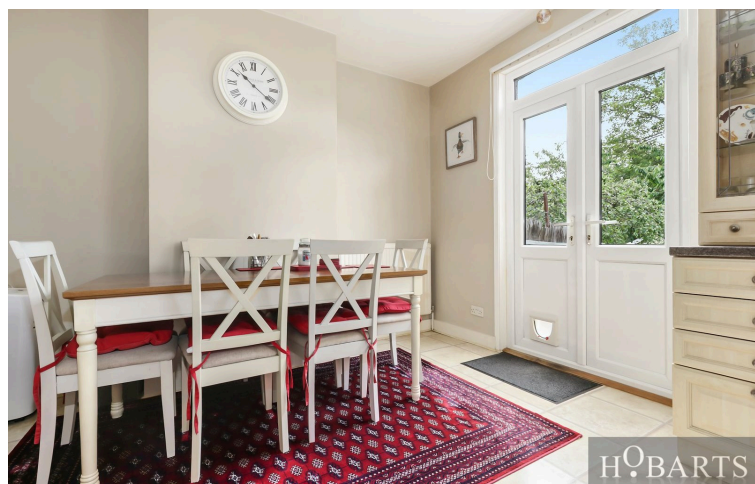
**\*\* POTENTIAL TO EXTEND TO THE SIDE/REAR AND LOFT SPACE \*\*** - THREE BEDROOM BAY-FRONTED MID-TERRACED FAMILY HOME. The bright, spacious, and double-glazed secure accommodation has been well-maintained throughout. The accommodation comprises a front garden, a front door opening to an entrance hallway, an understairs storage cupboard, a front reception room with a bay window, and a rear reception/dining room that is open-plan to a sizable fitted kitchen. Stairs from the entrance hallway lead up to the first-floor landing area, where there is a bath/shower room and an adjacent separate WC, as well as two double bedrooms and a decent-sized third bedroom. There is a 60' lawned rear garden to the rear. Ideally located near Nottumberland Park rail Station (20/25 Mins City/West End). Good schools and local shops are within easy walking distance.

Manor Road, London, London, N17 0JH

Offers in excess of £535,000 | Freehold

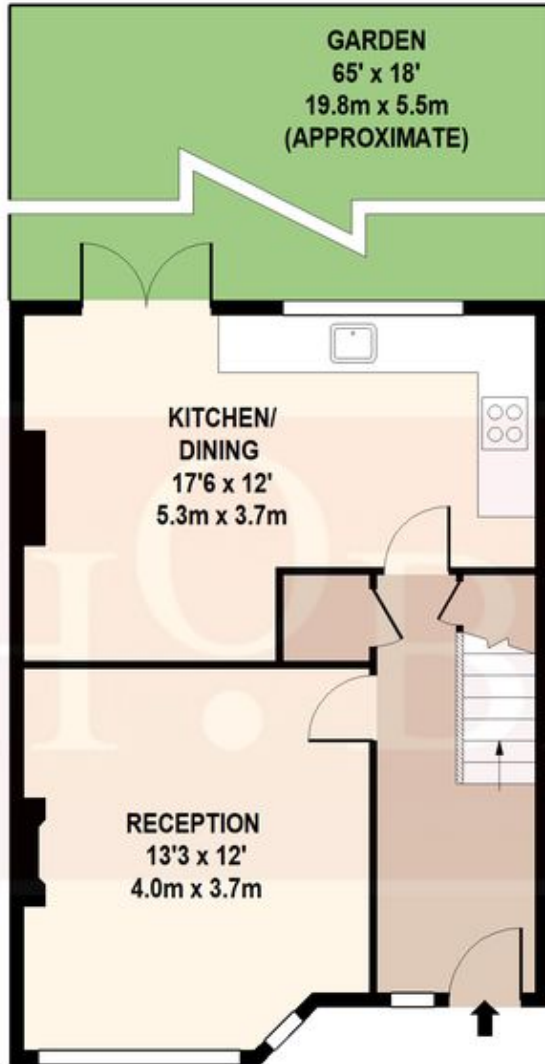
HOBARTS ESTATE AGENTS - LONDON (North)  
8 CRESCENT ROAD  
Alexandra Park  
LONDON N22 7RS

sales@hobartsproperty.co.uk  
www.hobartsproperty.co.uk  
0208 348 3333

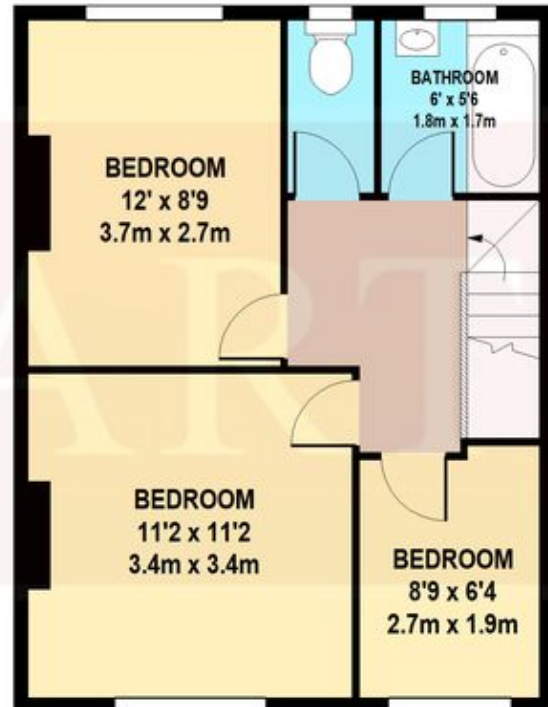


- Three-Bedroom Family Home
- Family Bathroom/Separate WC
- White UPVC Secure Double-Glazing
- Large Rear Garden
- 20/25 City/West End

- Rear Reception/Open-Plan Kitchen
- Front Reception Room
- Close to Schhols/Rail/Parks
- Well-Maintained
- REAR/LOFT SPACE POTENTIAL



GROUND FLOOR



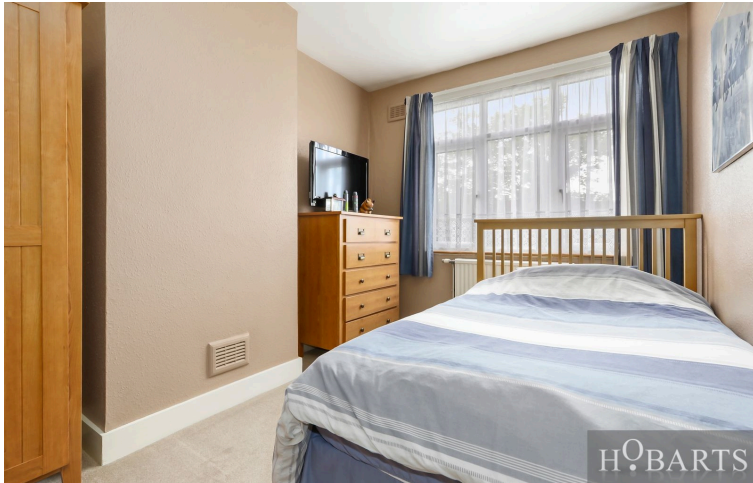
FIRST FLOOR

MANOR ROAD  
TOTAL APPROX. FLOOR AREA 852 SQ.FT. (79 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		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	81
		EU Directive 2002/91/EC	

Address: Manor Road, N17

**Tenure:**  
Freehold

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**

8 CRESCENT ROAD, Alexandra  
Park, LONDON N22 7RS

sales@hobartsproperty.co.uk  
www.hobartsproperty.co.uk



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.