



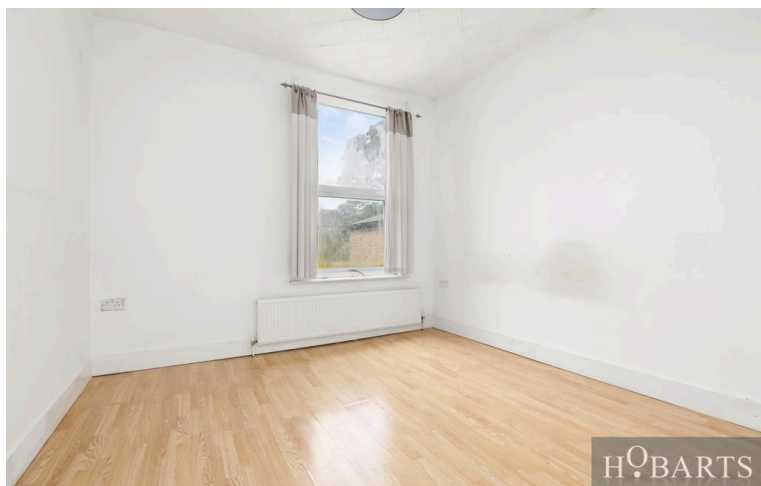
THREE-DOUBLE BEDROOM BAY FRONTED MID-TERRACED PERIOD PROPERTY FOR SALE IN NEED OF SOME UPDATING AND COSMETIC REDECORATION. The larger-than-average accommodation comprises its own front garden, covered entrance leading to the entrance hallway, front reception room, and additional rear reception. Large kitchen/diner with garden access, door to lobby area, and additional ground-floor bathroom/WC. Stairs from the entrance hallway continue up to the first-floor landing area, where there are three double bedrooms and an additional shower room/WC. There is a 50' West facing rear garden. The property is ideally located close to all amenities, including Wood Green tube & Bowes Park National Rail (20/25 Mins City/West End), good schools, parks, and extensive shopping etc. **** CHAIN FREE AND WITH 4TH BEDROOM POTENTIAL TO DEVELOP THE LOFT SPACE ****

Parkhurst Road, Bowes Park, London, N22 8JQ

Offers invited £650,000 | 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



- 3-Double Bedrooms
- 50' W/Facing Rear Gardemn
- CLOSE TUBE/NATIONAL RAIL/ BUS ROUTES
- 2-Reception Rooms
- 20/25 Mins City/West End
- CHAIN FREE
- Large Kitchen/Diner
- Close to Schools/Parks /Amenities
- POTENTIAL TO EXTEND



PARKHURST ROAD
 TOTAL APPROX. FLOOR AREA 1191 SQ.FT. (111 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+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Address: Parkhurst Road, N22

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.