



Finsbury Road, Wood Green, N22 8PA

GUIDE PRICE
£650,000

 **Coultons**

PROPERTY SUMMARY

Situated on a quiet residential road between Wood Green and Bounds Green, this charming period house offers three well-proportioned bedrooms and an excellent blend of character and modern convenience. Further benefits include a spacious living room, a modern fitted kitchen with a dining area, a modern first-floor family bathroom, a ground-floor guest cloakroom, double glazing, and gas central heating.

The rear garden extends to approximately 56ft and benefits from side access to the front of the property. There is also potential to extend to the rear, subject to the necessary planning permissions and consents, offering an opportunity to further enhance the living accommodation.

Finsbury Road is conveniently located within easy walking distance of the vibrant Wood Green shopping district, renowned for its wide selection of restaurants, cafés, bars, and retail outlets, including both major brands and independent retailers. Excellent transport links are available nearby, with numerous bus routes and both Wood Green and Bounds Green Underground Stations (Piccadilly Line, Zone 3) within easy reach.

The property is also well positioned for access to an array of local green spaces, including Alexandra Park, as well as the highly sought-after areas of Bowes Park, Crouch End, and Muswell Hill. For commuters, Bowes Park and Alexandra Palace railway stations are both within walking distance, providing additional connections into Central London and the City.

In our opinion, this delightful home represents an excellent opportunity for a wide range of buyers, and early viewing is highly recommended. Please note that, in accordance with the Estate Agents Act 1979, that one of the vendors of this property is an employee of Coultons Estate Agents.

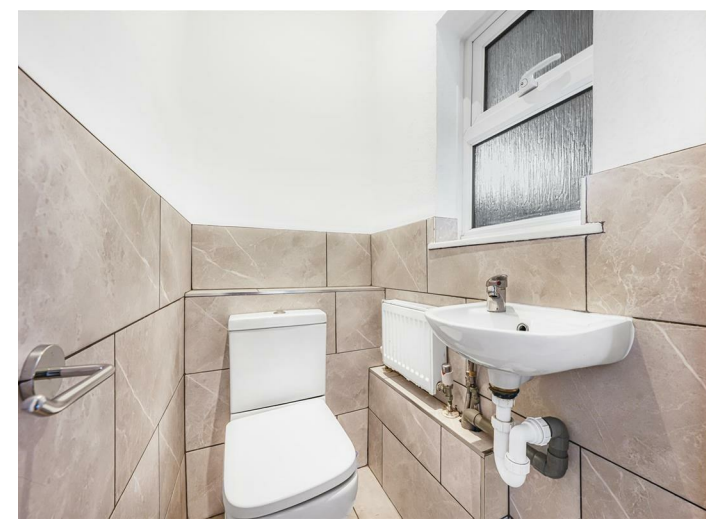
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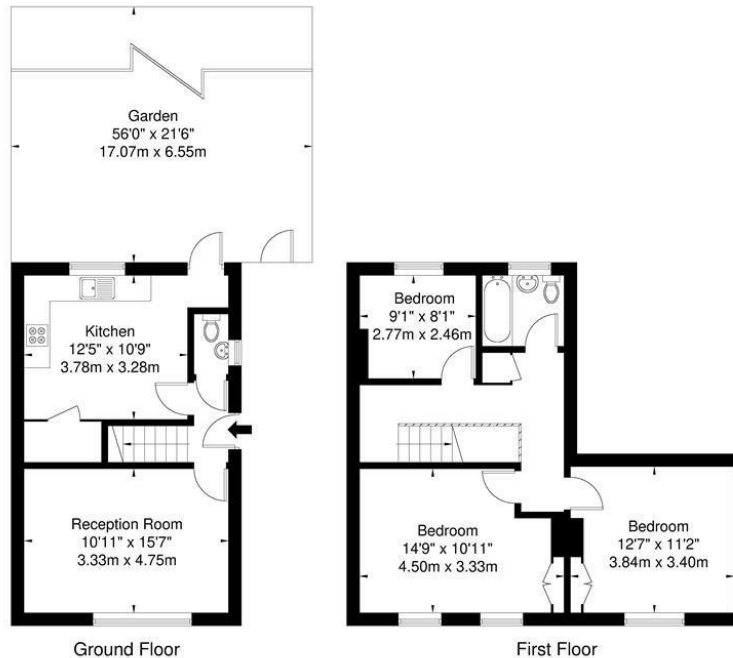








Finsbury Road Wood Green, London, N22 8PA
Approximate Gross Internal Area = 88 sq m /947 sq ft



For Illustration Purposes Only - Not To Scale

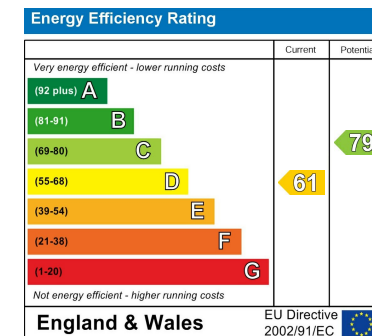
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements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

VIEWINGS
By prior appointment only



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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