



Boundary Road, Wood Green, N22 6AE

GUIDE PRICE  
£650,000

 **Coultons**

## PROPERTY SUMMARY

Offering for sale this mid terraced house situated on a quiet and sought after residential road in Wood Green. The property benefits from three bedrooms, two reception rooms, a galley fitted kitchen, first floor bathroom with separate WC, a lean to/conservatory, and a rear garden which is approximately 56ft in length.

Boundary 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 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 in need of modernisation and is being offered on a chain free basis. In our opinion, once modernised this house will make an excellent family home and viewing is highly recommended.

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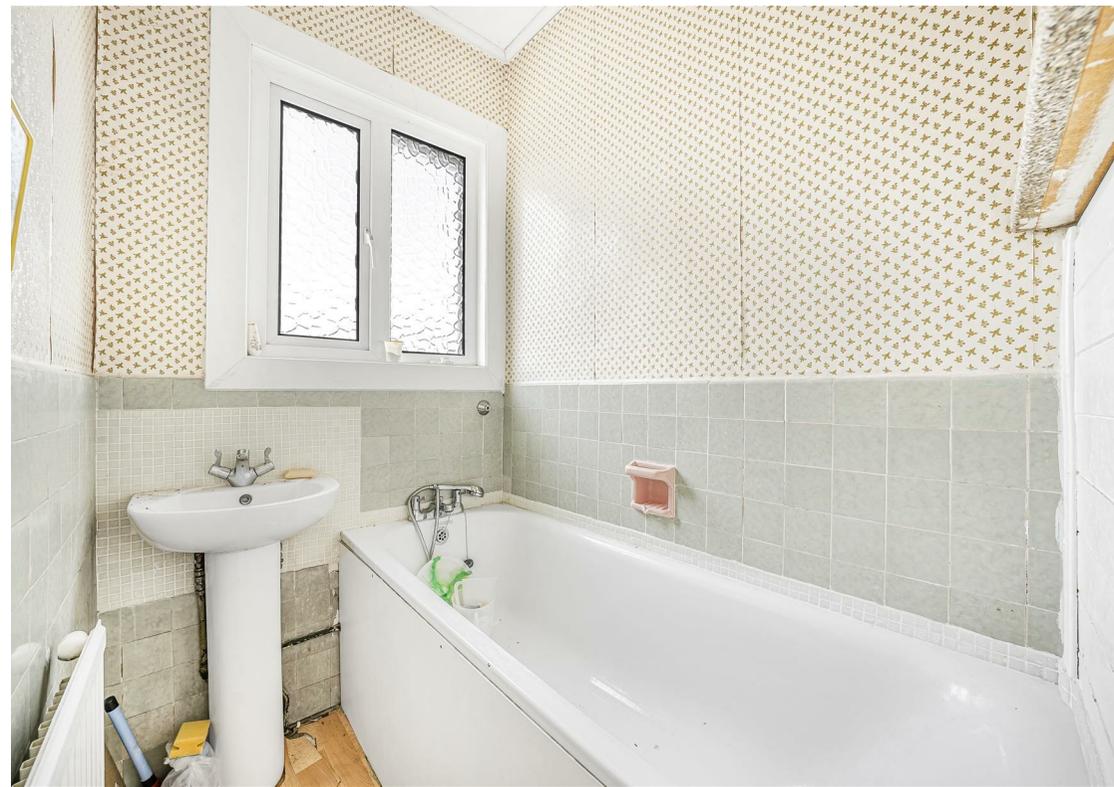
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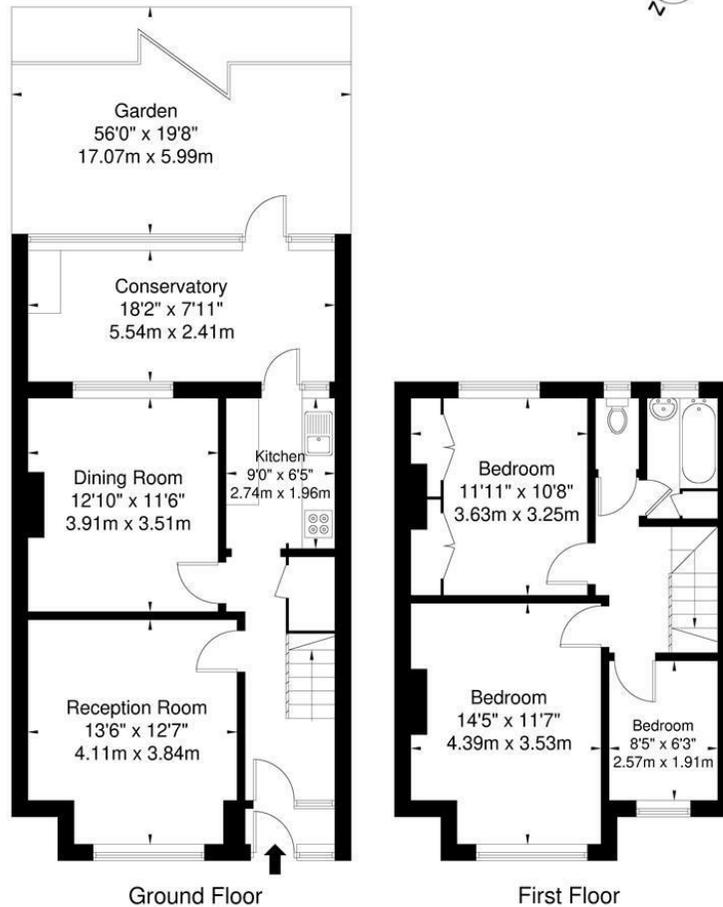






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Approximate Gross Internal Area = 104.2 sq m / 1121 sq ft



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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