



Union Road, London, N11 2SE

Offers Over **£750,000**

arley
property

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

- Beautifully presented Edwardian family home
- Three double bedrooms arranged over three floors
- Two bathrooms, including one serving the loft conversion
- Approx. 37ft private rear garden with decked seating areas
- Within walking distance of Bounds Green Underground Station (Piccadilly Line)
- Conveniently located for the highly regarded Bowes Primary School
- Sought-after residential location, ideal for families and commuters

A beautifully presented three-bedroom Edwardian family home, ideally positioned on one of Bounds Green's most desirable residential roads.

This charming period home offers well-balanced accommodation arranged over three floors, combining character features with practical modern living.

The ground floor comprises a bright front reception room with an attractive bay window, a separate dining room ideal for family meals and entertaining, and a fitted kitchen leading through to a useful utility room with direct access to the rear garden.

The first floor offers two generous double bedrooms, both well-proportioned, together with a spacious family bathroom. The loft has been thoughtfully converted to create an impressive principal bedroom with the added benefit of a second bathroom, providing an ideal principal suite or guest accommodation.

Externally, the property enjoys an approximately 37ft rear garden with decked seating areas, offering an excellent space for outdoor dining, entertaining and family enjoyment.

Further benefits include double glazing, gas central heating, and approximately 1,100 sq ft of internal accommodation.

Ideally located within easy walking distance of Bounds Green Underground Station (Piccadilly Line), Bowes Park Mainline Station, and the highly regarded Bowes Primary School, the property is perfectly suited to families and commuters seeking a convenient North London location.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

