



## Sidney Road, N22 8LU

£729,995 FREEHOLD

An exceptional opportunity to own this beautifully presented Edwardian house boasting three spacious double bedrooms in the highly sought-after Bowes Park location. This residence is a harmonious blend of timeless elegance and modern comfort. Immerse yourself in the spacious interior featuring two welcoming reception rooms, ideal for relaxation, entertainment. The large kitchen diner is perfect for gatherings and family meals. Abundant Outdoor Space in this 53-foot Whether you desire a lush retreat or an alfresco entertainment space, this garden offers endless possibilities. This house proudly retains many of its period features, including coved ceilings, elegant wood floors, and an original fireplace. These details add character and charm to the property, preserving its historical appeal. Enjoy the ease of access to transportation hubs, with Bounds Green Tube, Wood Green Tube, and Bowes Park Railway stations all within walking distance.

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These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# Sidney Road, Wood Green, London, N22

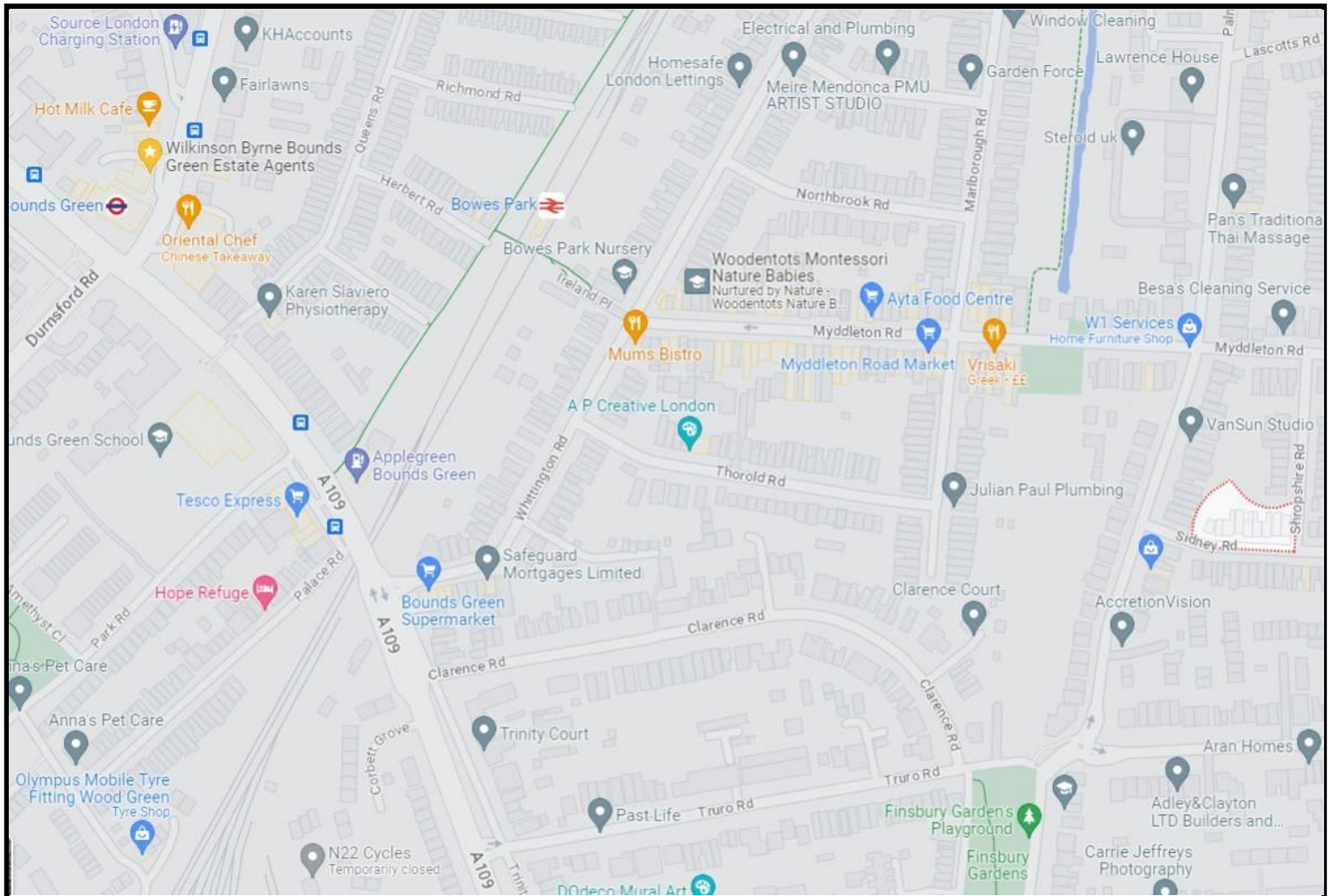
Approximate Area = 1282 sq ft / 119.1 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Wilkinson Byrne. REF: 1031247





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78 C
55-68	<b>D</b>	58 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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