

WILKINSON **BYRNE**

ESTATE AGENTS



Boreham Road, N22

GUIDE PRICE: £675,000-£700,000 FREEHOLD

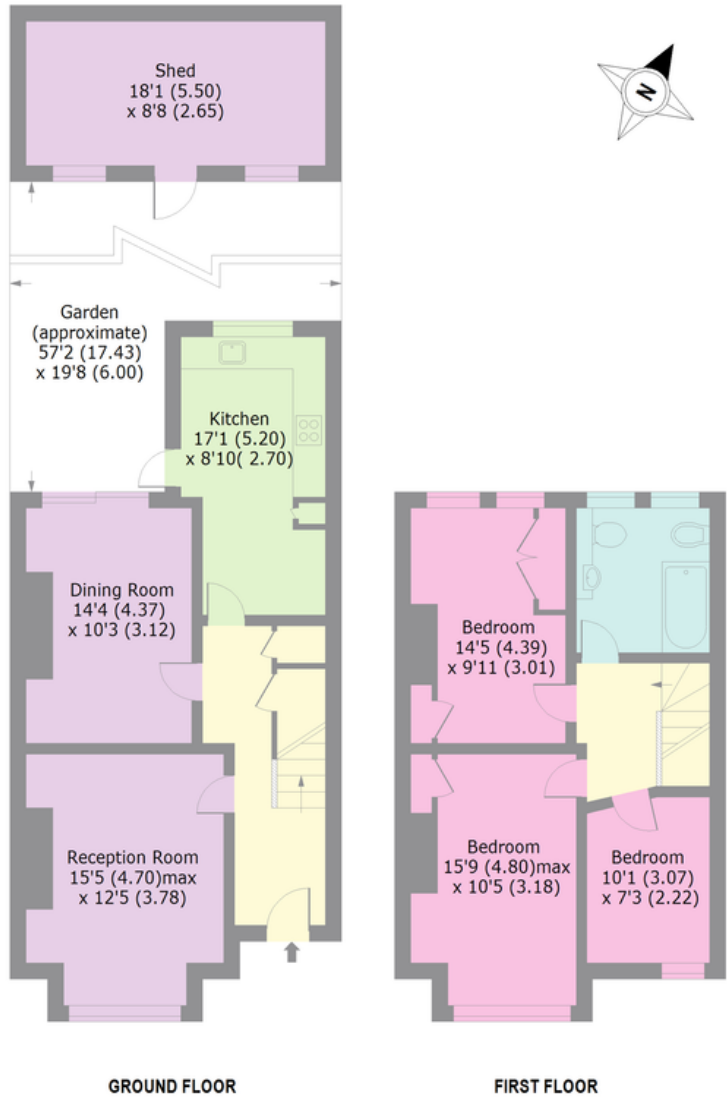
A well presented three bedroom mid-terraced family home, located on a popular residential road. The property is a loved family home, perfect for anyone wanting to add their own style and taste. The ground floor features a bright and airy front reception room, dining room with sliding doors opening to the rear & extended kitchen/diner with access to a 55ft private rear garden. The first floor boasts three bedrooms and a family size bathroom. The property also benefits from high ceilings, period features and potential to extend (STPP). Boreham Road is ideally situated for the vibrant Wood Green shopping area with all its bars and restaurants and with easy access to Turnpike Lane and Wood Green Underground Station and multiple bus routes. The iconic Westbury Gastro Pub and Restaurant (Westbury Avenue) as well as the green open spaces of both Lordship Recreation grounds and Downhill's Park are all close by.

****Sold Chain Free****



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Approx. Gross Internal Area 1144 Sq Ft -106.28 Sq M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Produced for Wilkinson Byrne REF: 563057

Date: 3/29/2023



3



Bedrooms

2



Receptions

1



Bathroom

Yes



Garden

E



Council Tax Band

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating:
66

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