



## Ollerton Road, N11 2LA

**£735,000 FREEHOLD**

A remarkable opportunity to become the proud owner of this impeccably presented Edwardian three-bedroom house, nestled within one of Bounds Green's most coveted streets. This charming property has been thoughtfully maintained, offering a perfect blend of classic elegance and modern comforts. The house features a thoughtfully converted loft, providing additional space for various purposes. Step into the large through lounge, an inviting space, a modern kitchen diner, awaits your families culinary needs. With three bedrooms, there's ample room for family living. Also boasting 2 Bathrooms offering versatility. The house further benefits energy efficiency and peace and quiet with double-glazed windows, gas central heating system. The 30' garden is a hidden gem, with a charming patio at the end, perfect for soaking up the sun, gardening. In a Prime Location this property is with walking distance to Bounds Green tube and Bowes Park railway an Bowes School.

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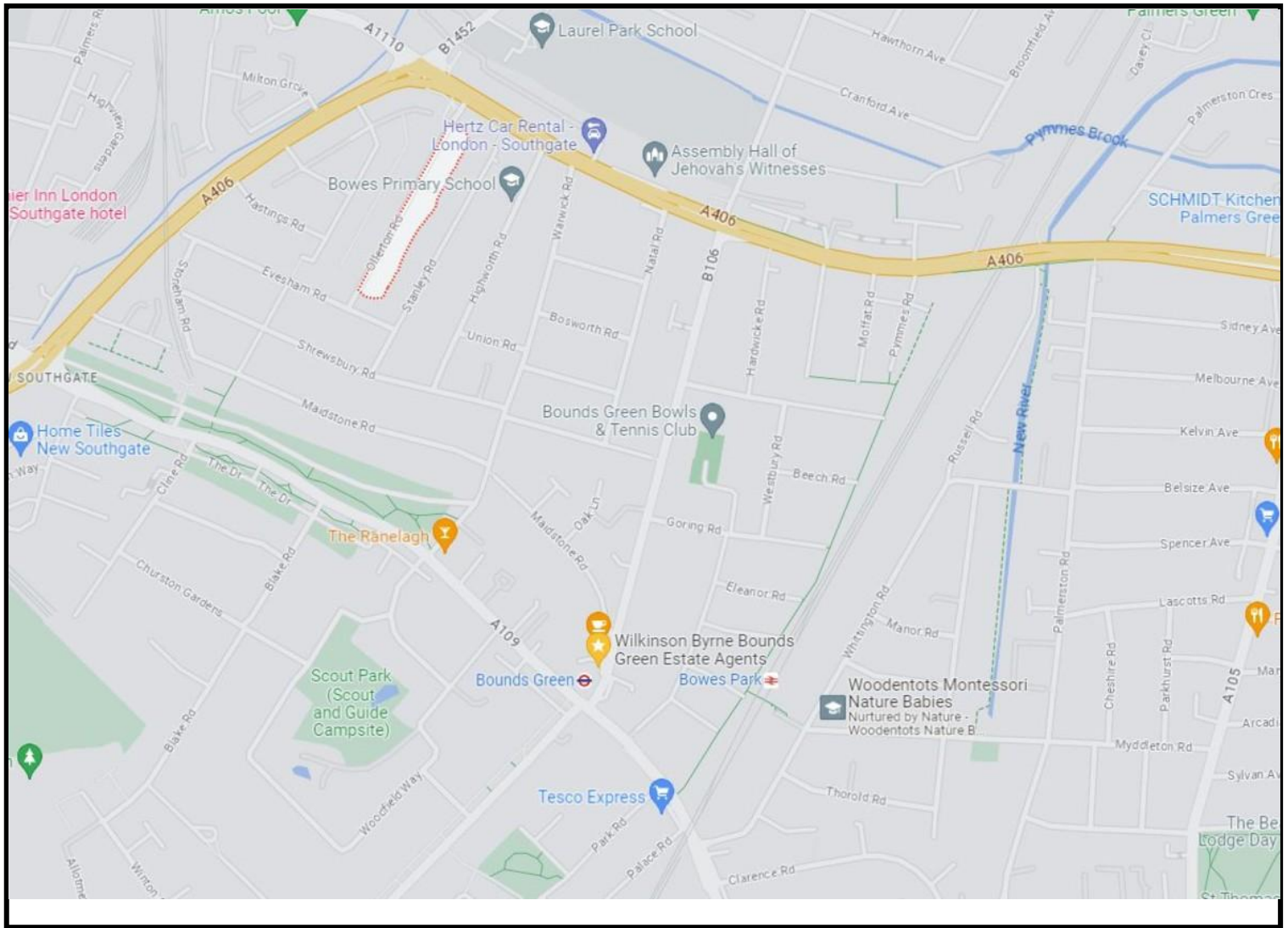
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# Ollerton Road, London, N11

Approximate Area = 1198 sq ft / 111.3 sq m

For identification only - Not to scale





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         | 82 B      |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      | 67 D    |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

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