



## Moffat Road, N13 4SA

**£740,000 FREEHOLD**

Seize the rare and fantastic opportunity to own this impeccably presented four-bedroom house, embodying the epitome of modern family living. Step into a spacious and inviting separate lounge, followed by an enormous brand new fitted kitchen that seamlessly merges with an airy dining area overlooking the garden, which boasts a convenient double garage. This residence features two brand new bathrooms and four generously sized bedrooms, including a large loft room that adds an element of versatility to the space. Its prime location, close to Bounds Green Tube and Bowes Park Railway stations, ensures effortless commuting, and it falls within the catchment area for the esteemed Bowes School, making it an ideal choice for families. This property is a perfect family home, offering a harmonious blend of style, space, and functionality. It's a must-see opportunity that you won't want to miss.

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The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted of the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.





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.

# Moffat Road, London, N13

Approximate Area = 1558 sq ft / 144.7 sq m

Outbuilding = 351 sq ft / 32.6 sq m

Total = 1909 sq ft / 177.3 sq m

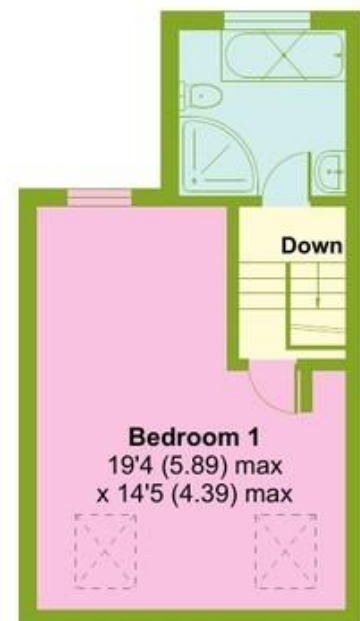
For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

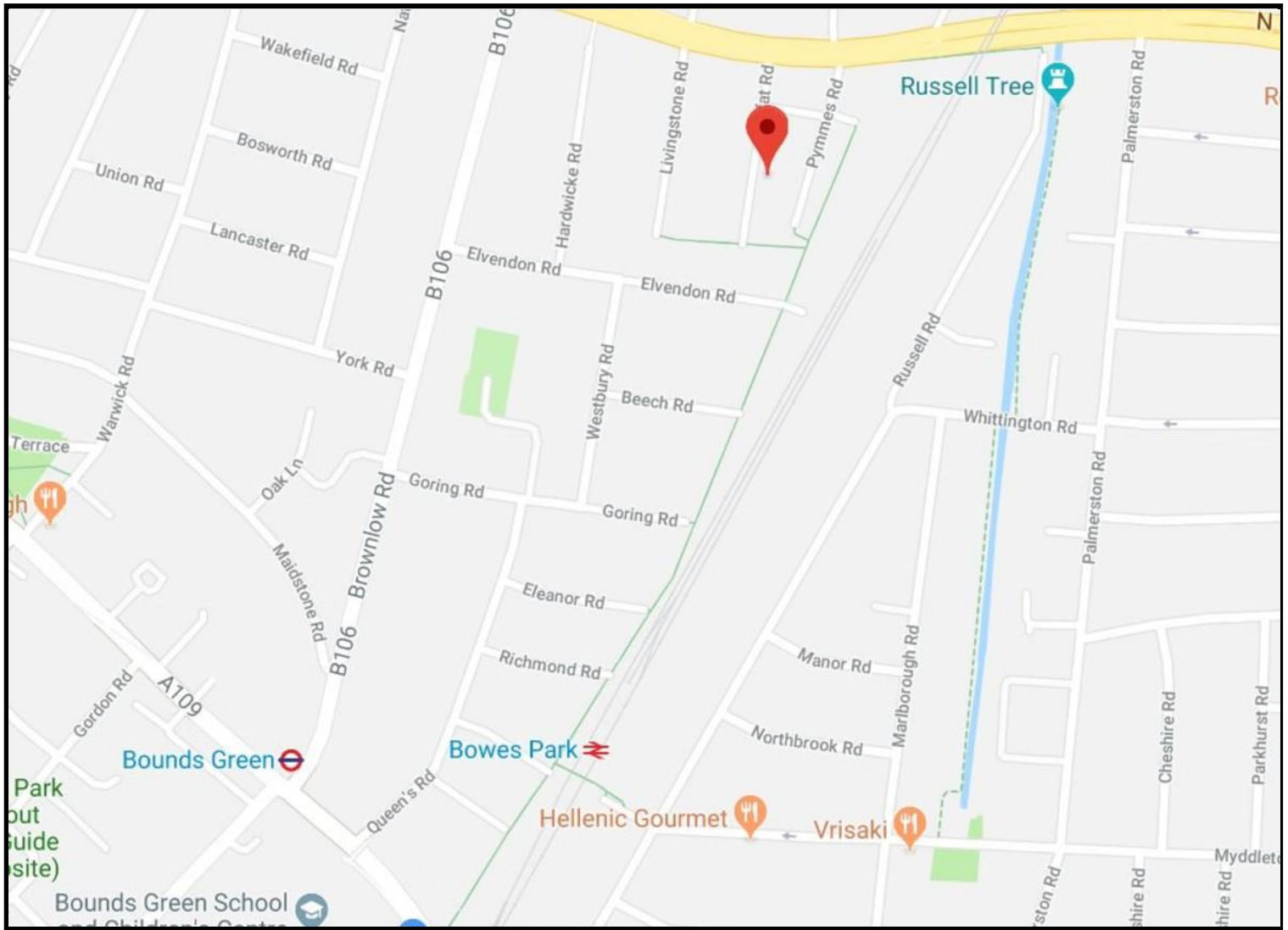


**SECOND FLOOR**

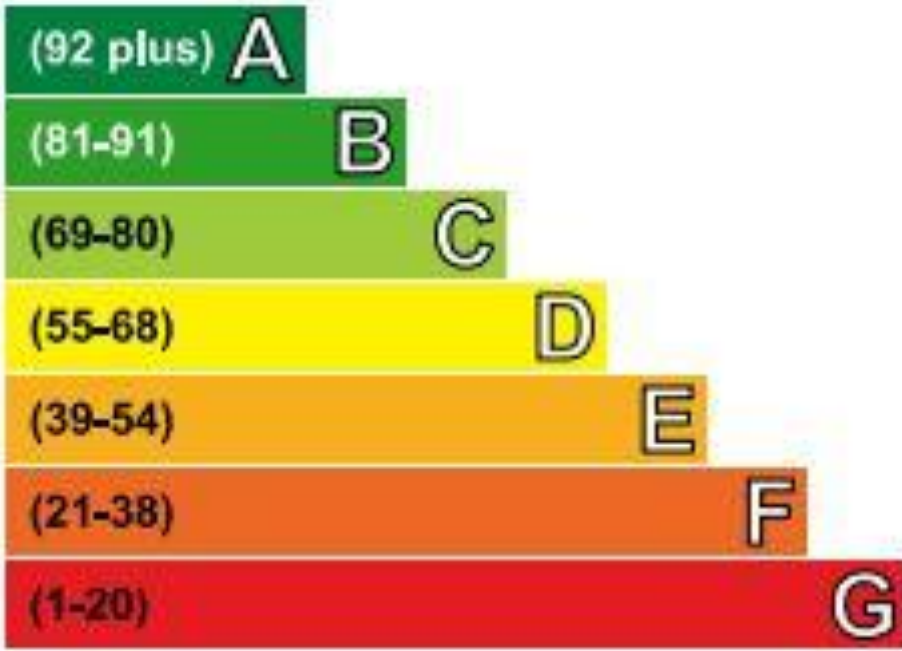


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Wilkinson Byrne. REF: 1053366





Very energy efficient - lower running costs



Current	Potential
	74
50	

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