



Richmond Road, N11 2QR

£740,000 FREEHOLD

This beautifully presented three-bedroom period house enhanced by a loft conversion, is now available for sale. Nestled in a highly favoured cul-de-sac in Bounds Green, this property offers a perfect blend of classic charm and modern convenience across three thoughtfully arranged levels. Spacious double reception offers generous living space ideal for both relaxation and entertaining. A fitted kitchen is well-equipped and designed for both style and functionality, three comfortable and well-sized bedrooms providing ample space for family and guests, one with an en-suite. A contemporary bathroom featuring high-quality fixtures and finishes. A mature 30' garden perfect for outdoor activities and leisure. This home has undergone a meticulous refurbishment, particularly during the loft conversion, ensuring a harmonious and well-thought-out living environment. Located just seconds away from Bowes Park railway station and Bounds Green tube station.

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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.

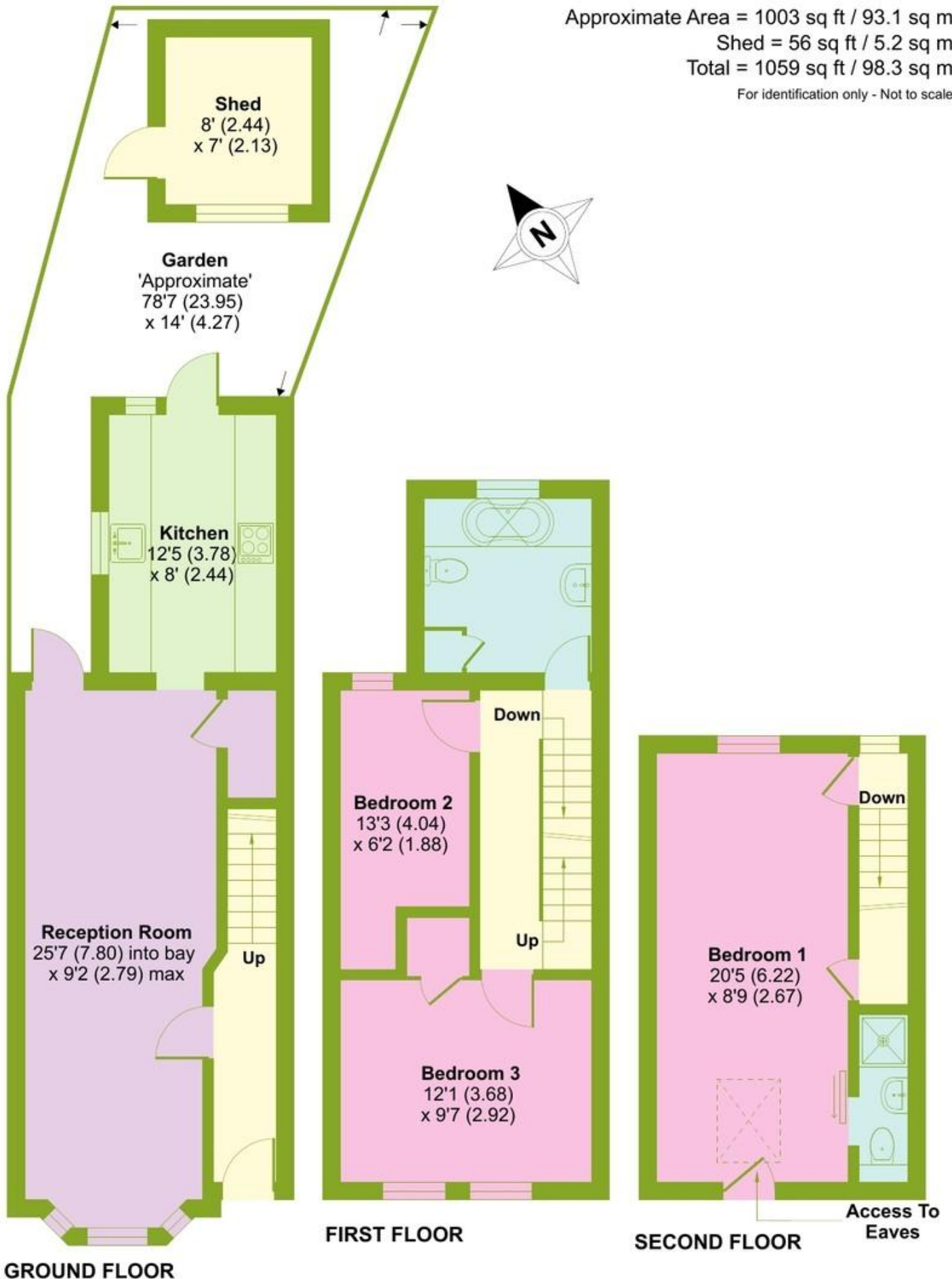
Richmond Road, Bounds Green, London, N11

Approximate Area = 1003 sq ft / 93.1 sq m

Shed = 56 sq ft / 5.2 sq m

Total = 1059 sq ft / 98.3 sq m

For identification only - Not to scale



GROUND FLOOR

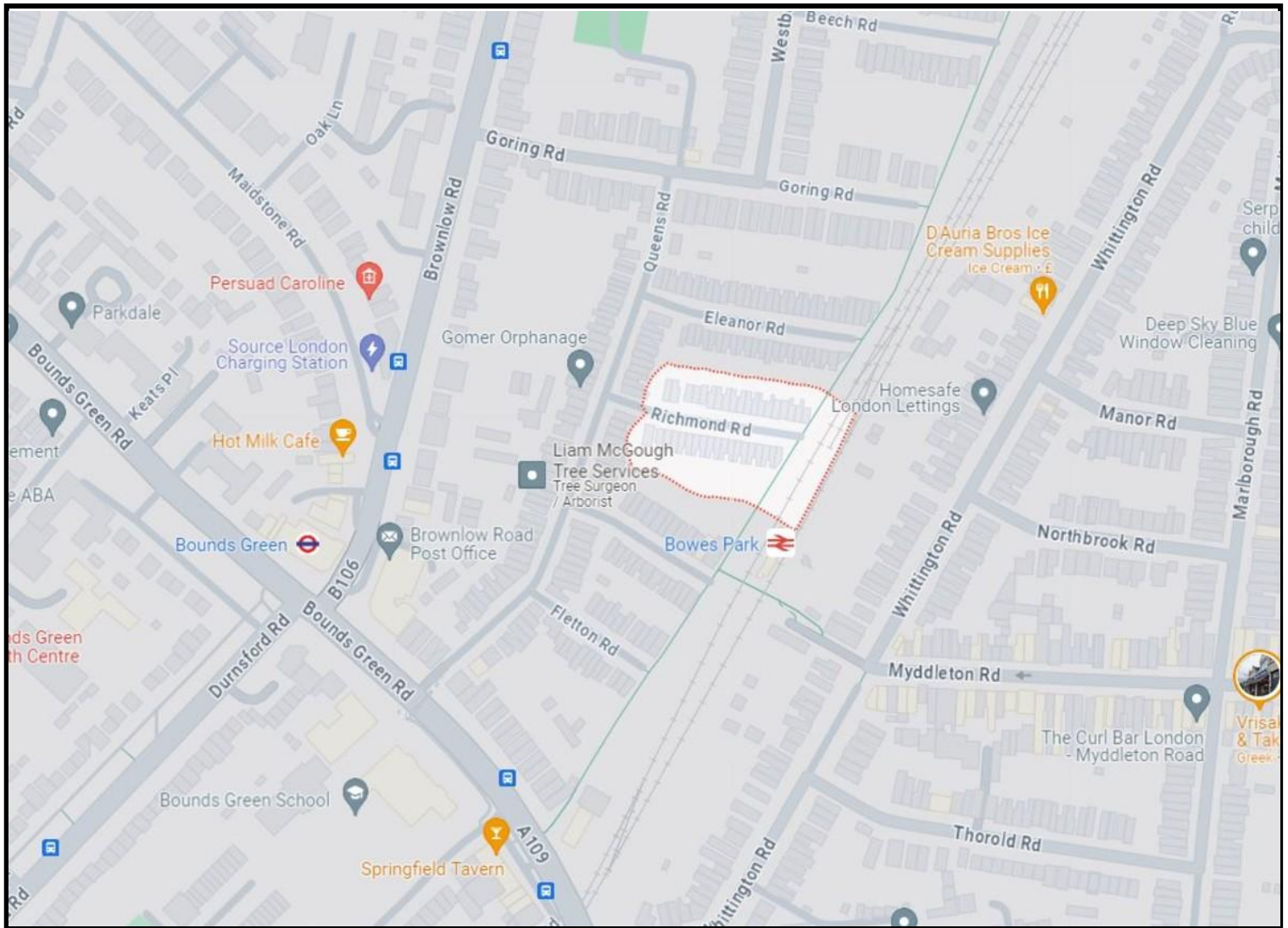
FIRST FLOOR

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wilkinson Byrne. REF: 1164864





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