



*56 wolves lane
london, n22 5je*



three
bedrooms



two reception
rooms



well maintained
throughout



garden
and garage



close to excellent
education facilities



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fantastic number fifty-six
3 bedroom semi-detached family home

£725,000 - £750,000
guide price



this unique family home immediately draws the eye with an attractive frontage, corner garage and clever use of space throughout, offering an immediate invitation to any potential purchaser to view. the charming entrance with its large door and bay windows gives an instant impression of substance and style.

description

upon entering, you are lead through the hallway which draws any visitor towards the two good sized reception rooms and well-designed kitchen which offers character and substance. upstairs offers three well sized bedrooms including a very spacious master bedroom, all decorated to high standards and served by a fully tiled family bathroom. adding to the value of this home is a garage at the rear of the garden area which can be accessed directly on the road, offering further opportunity for different uses from storage to a hobby area, or just to keep those years' worth of things you never want to throw away!



there is direct access to the garden from the double aspect living room, straight into a secluded garden laid out paving and surrounded by mature beds and full fencing.



the ground floor space offered provides plenty of flexibility in terms of use, including the standard living and dining areas.



location

the immediate area around this property is a haven for those seeking access to a range of facilities from schools, transport, leisure facilities and open spaces.

within a short distance from palmers green and bounds park tube stations and bowes park british rail stations, those wishing to travel in and out of london can do so easily using the piccadilly underground line or the great northern railway services. there are also plenty of buses in and out of the immediate area while the main north circular road and the a10 are a very short distance from this house.

woodside and broomfield high schools are also within easy travelling distance and offer high standards of secondary education, both claim to offer outstanding teaching and learning with access to opportunities that extend learning beyond the classroom for a fully rounded, exciting learning experience.

a message from the sellers

"this unique double fronted edwardian property, is full of character, inside and out and has been our much-loved home where four generations of our family have made many lovely memories since 1978.

the iconic corner house stands out from the rest and we feel extra privileged that it has its own postcode! we've loved living in this friendly neighbourhood and enjoyed having easy access to all local amenities, the fig tree produces large, dark red juicy figs from august to october.

we have loved living in this delightful house as we made many friends here and it brought us so much joy over the years; we know the next owners will just love it too!"

please contact one of our property consultants at your earliest convenience to avoid potential disappointment.

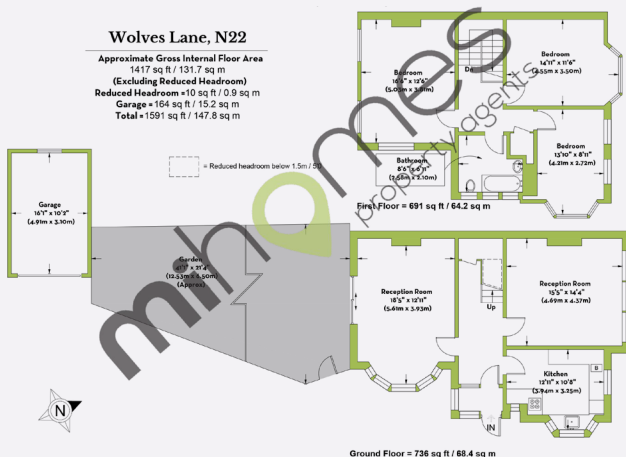
overview

three bedrooms		first time on the market in almost 45 years & rarely available	
one bathroom		easy access to north circular road as well as the a10	
semi-detached		close to all local amenities and open green spaces	
two reception rooms		close by to excellent education facilities	
close by to excellent education facilities		well maintained throughout	

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- 1 dedicated whatsapp group for effective sales progression
- 2 low fall through rate (just 6.5%) compared to a national average of over 35%
- 3 an average of 9 weeks between sale agreed and completion
- 4 outstanding client service (4.8/5 stars from over 220 google reviews)
- 5 over 80% of generated business solely via recommendations

floorplan



we would love to help you make this dream a reality. let's talk.



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