



****RENOVATION OPPORTUNITY**** THREE-DOUBLE BEDROOM MID-TERRACED HOME WITH TWO RECEPTION ROOMS AND A LARGE KITCHEN/DINER. The property comprises a front garden and a lobby area upon entry which leads to two inter-communicating reception rooms. Towards the rear of the property, there is a large kitchen diner, conservatory, guest cloakroom/WC, and a private rear garden as well as a separate courtyard area. Stairs from the hallway lead to the first-floor landing, where there are three double bedrooms and a bath/shower room. The property is ideally located just a few minutes from Turnpike Lane Tube Station/Transport Hub (20/25 Mins City/West End) and Wood Green Main Shopping City, good schools and the green open spaces of Belmont Park, Lordship Recreation Ground, and Downhill's Park. ****POTENTIAL TO EXTEND THE LARGE LOFT SPACE ****

Sirdar Road, Wood Green, N22 6QP

£750,000 Freehold

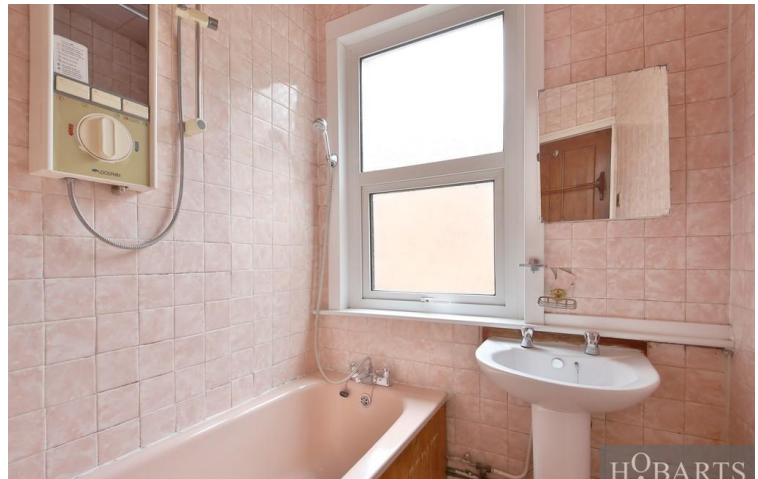
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3 Crescent Road, Alexandra Park, London, N22 7RP

sales@hobartsproperty.co.uk

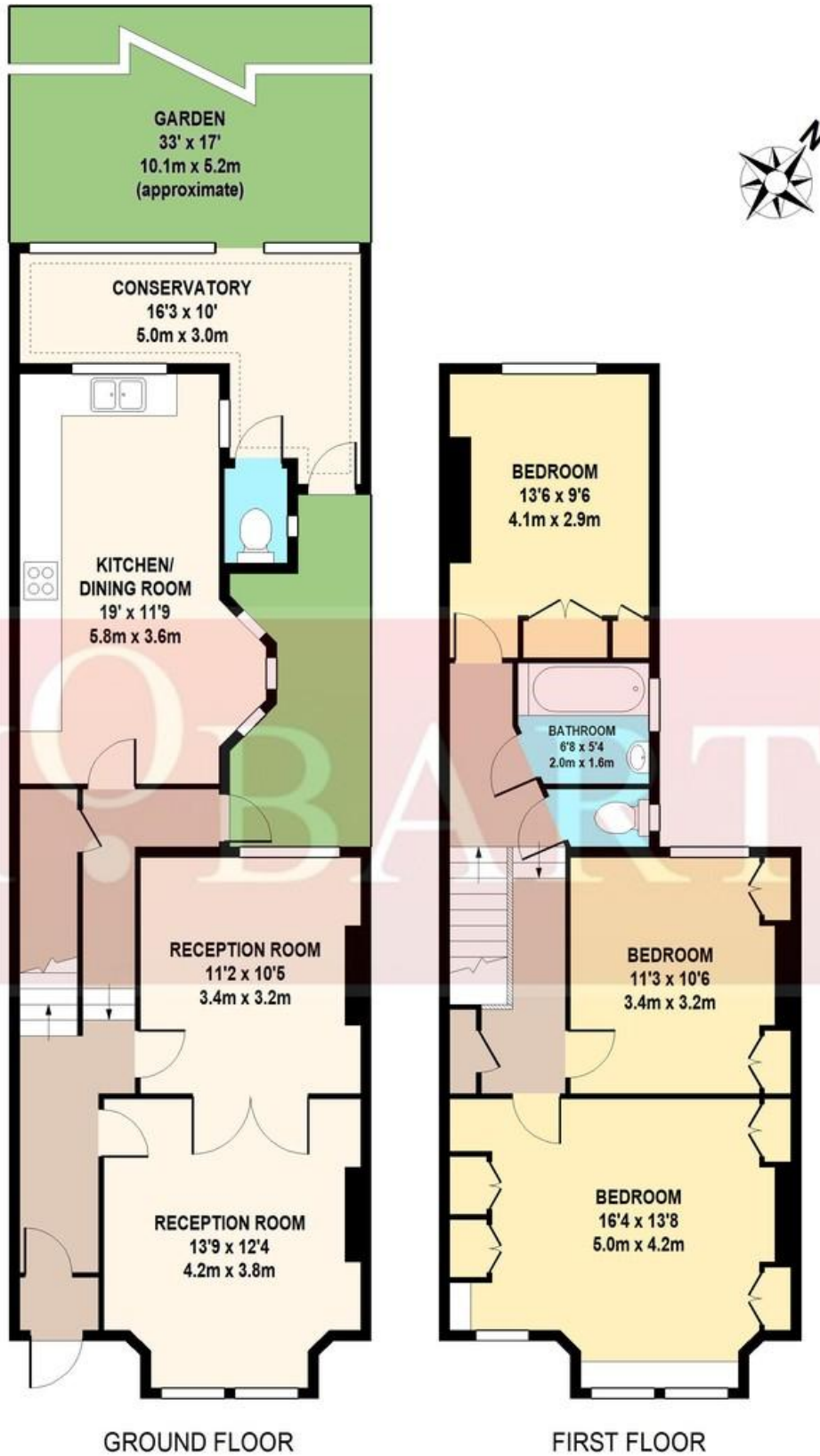
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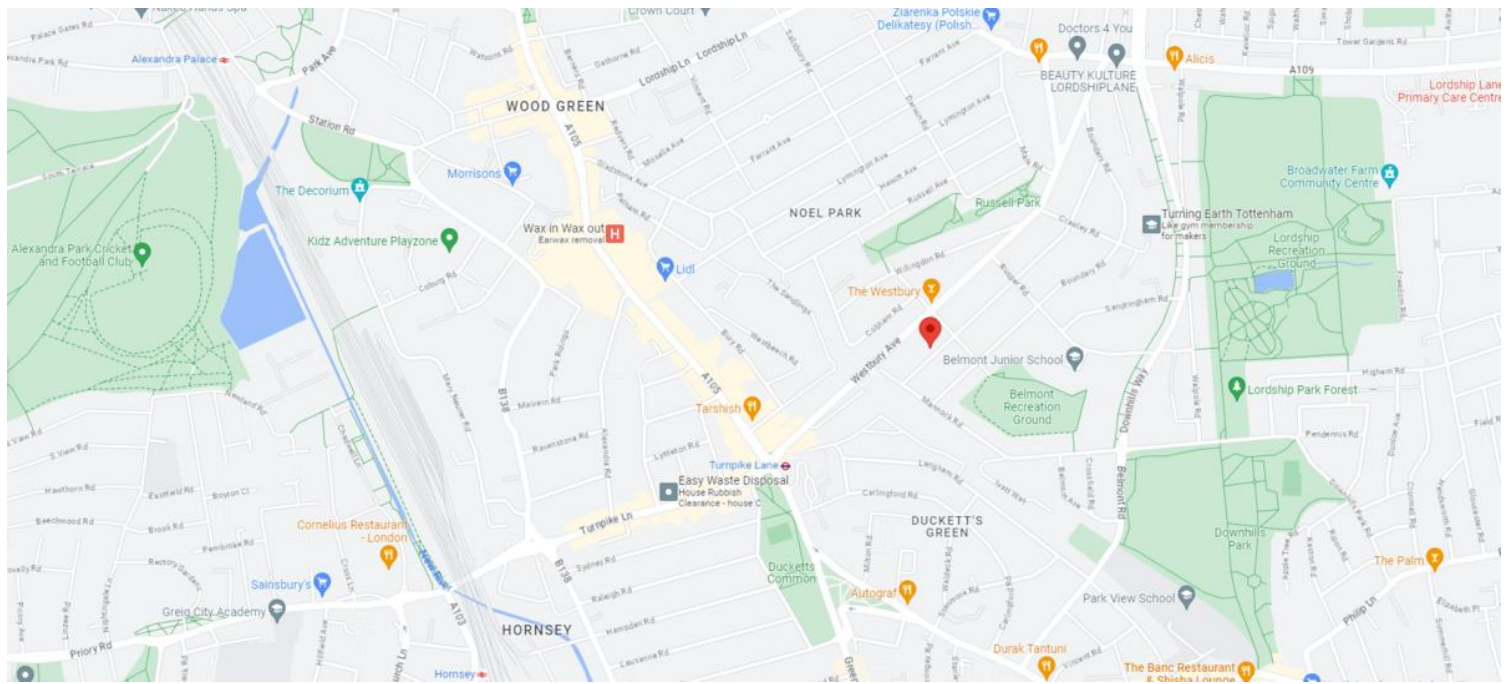
- **Renovation Opportunity**
- **Two Reception Rooms**
- **Private Rear Garden**
- **Separate Courtyard Area**
- **Excellent Transport Links 20/25 Mins City/West End**

- **Potential to Extend the Large Loft Space**
- **Three Double-Bedrooms**
- **Large Kitchen / Diner**
- **Close to Shops, Parks and All Amenities**
- **Chain-Free**



SIRDAR ROAD
TOTAL APPROX. FLOOR AREA 1363 SQ.FT. (127 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Tenure:
Freehold

Ground rent:
N/A

Service Charges:
N/A

Local Authority:
Haringey Borough
Council

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
020 8889 4322

Contact:

3 Crescent Road
London N22 7RP

sales@hobartsproperty.co.uk
www.hobarts.co.uk

rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.