

LYNDHURST ROAD

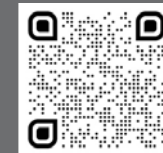
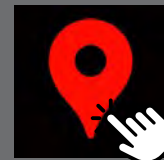
LONDON N22

THOMAS
JAMES

kw



- THREE/FOUR BEDROOM HOUSE
- SEMI DETACHED
- SOUTH FACING REAR GARDEN
- SIDE ACCESS
- EAT IN KITCHEN
- DOWNSTAIRS W.C



FOR SALE
£750,000 OIEO
FREEHOLD

LYNDHURST ROAD

LONDON N22



SEMI DETACHED

£750,000 Offers in excess of:

PROPERTY DESCRIPTION

This substantial semi detached house on the borders of Bowes Park has three bedrooms, a converted loft and a sunny south-facing garden. It's in a great location, tucked away on a peaceful one way street yet close to a wide range of local shops and services. There are four tube and train stations within easy walking distance and it's less than five minutes by car to the North Circular Road.

This handsome house has plenty of period charm and lots of character, with an attractive brick frontage, a selection of original features, and great decor. There's a welcoming feel from the moment you step inside, with the stripped wood floor and warm wall colours combining to create a relaxed ambience.

The ground floor hallway leads to the two main downstairs rooms (a large living room and spacious kitchen/diner) and to a bathroom. It also has a handy full height built-in cupboard.

The living room, originally two rooms, is a fantastic space for relaxing or entertaining. Extending to over 27 ft, this room is dual aspect, with sash windows at the front and French doors that open onto the paved garden terrace at the rear. The cosy front lounge area has a square bay with full height internal shutters and a woodburning stove framed in natural wood, whilst the rear area is suitable for a variety of uses such as a sitting room, large dining space or workspace.

There's also plenty of space for dining in the spacious kitchen/diner which is fitted with two tone white and gloss black cabinets and has a colourful tiled splashback. This vibrant room has excellent natural light from three large windows, great garden views, and a door to the garden.

The sunny south-facing garden has a large paved terrace that's easily accessed via paths from the living room and the kitchen. There's a lawn in the centre, bordered by raised beds with mature planting, and a shed and an attractive specimen tree at the end. There's also gated side access from the paved front garden.

COUNCIL TAX BAND: E
Haringey Council

EPC RATING: D

FREEHOLD



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PROPERTY DESCRIPTION CONTINUED

There are three double bedrooms and a family bathroom on the first floor. All three bedrooms have traditional sash windows with bespoke plantation shutters. The main bedroom and second bedroom have stripped wood floors, whilst the third bedroom and the stairs are carpeted.

The house sits on an unusually wide plot, so the main front bedroom is a generous 17'3" wide and has three large windows along the street frontage. Flooded with natural light, this is a fabulous space with plenty of space for a large double bed and a selection of bedroom furniture. The second and third bedrooms are also a good size and both have leafy garden views.

The family bathroom has feature wall and floor tiles that add colour and charm, and complement the white suite that comprises a bath and a freestanding washbasin and WC. Two obscured glass windows provide natural light and ventilation.

A painted wood stair leads up to the large loft room on the second floor which has a Velux window and eaves storage cupboards.

LOCAL LIFE

The property is just a couple of minutes' walk from thriving Green Lanes and popular Myddleton Road which has a wide selection of local independent shops, cafes, amenities and services. The neighbourhood centre of Palmers Green and The Mall shopping centre at Wood Green are both a short bus ride away.

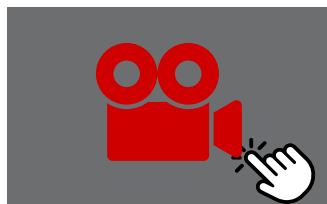
There are four stations within a mile; Palmers Green and Bowes Park are on the same line with regular sub-30 minute trains to Moorgate in the City, and the Piccadilly Line runs from the tube stations at Bounds Green and Wood Green (c.20 min to Covent Garden).

There are several sports clubs and leisure centres within easy walking distance, and a variety of parks and larger green spaces in the wider area, including Broomfield Park and Alexandra Park.

TRANSPORT



WALKTHROUGH



PLEASE CLICK ON THE LINKS ABOVE

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

Lyndhurst Road N22 5AT
 Approximate gross Internal Area
 136.89 sq m / 1474 sq ft



This floor plan is for illustrative purposes only and must not be relied upon as a statement of fact.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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