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NIGHTINGALE
ROAD



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modern & spacious comfort five-bedroom townhouse

*guide price
£750,000 - £800,000*

an exceptional 5 bedroom townhouse situated in the heart of wood green, boasting over 1,700 square feet of luxury living space and positioned close to all local amenities and transport links, including wood green underground station (piccadilly line)



description

the front of the property leads along a hallway which has two large bedrooms and a shower room with access to the private garden at the back. fully fenced with a lawn and patio area the outside area is ideal for summer evenings, children's playtime or entertainment.

the first floor provides the main living space which is both practical and attractive thanks to a large living and reception area and well-fitted, sleek and bright, kitchen.

with balconies both end of this floor there is plenty of option to bring the outside in while

enjoying the benefits of wooden flooring and a delightfully designed cooking space with integrated appliances and plenty of storage and work areas.

the second floor provides two further bedrooms, one en-suite and the other served by a contemporary and stylish bathroom.

a further level in the attic space offers a fifth bedroom which has stylish roof windows and providing plenty of flexibility in terms of use. those who don't need a fifth bedroom may prefer this as a spacious office, hobby or playroom.





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 half a mile from wood 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.

the local education facilities cater for all ages from pre-school to sixth form. starting with the opportunity to drop off the toddlers at various nursery and pre-schools, there is also tottenham, hazelwood and earlham primary schools which all

have excellent ratings and aim to inspire and challenge their students.

woodside and broomfield high schools are also within easy travelling distance and offer high standards of secondary education.

special learning needs are catered for with schools such as riverside while there are also a range of denominational education establishments also available nearby.

for those seeking the outdoor life there are plenty of nearby open spaces. alexandra palace is a short distance offering a range of different leisure facilities while tottenham recreation ground and white hart lane recreation park are within easy walking distance.

the area also offers a wealth of restaurants, shops, supermarkets, leisure facilities which all combine to provide a convenient and inclusive lifestyle.



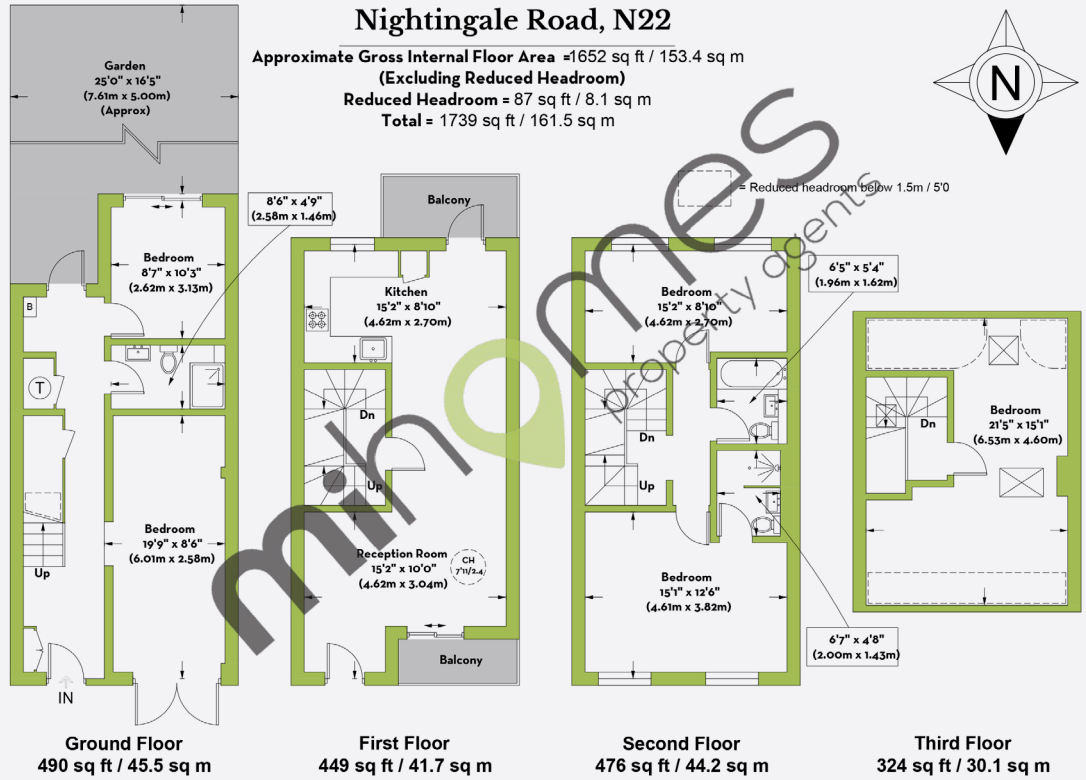
floorplan:

65 nightingale road,
n22 8qb

epc:
c

council tax band:
f

this plan is for layout purposes only, not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 1032165)



overview


- walking distance to wood green and alexandra palace stations
- nearby to excellent education facilities
- secluded private rear garden
- offered on a chain free basis
- five bedroom terraced town house
- 3 bathrooms, 1 en-suite
- arranged over four floors
- recently refurbished throughout
- two balconies provided on the first floor

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