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Westbeech Road, Wood Green, N22 6HU
Offers In Excess Of £525,000

KINGS GROUP are pleased to present Westbeech Road N22. This THREE BEDROOM, mid terrace period property comprises of a RECEPTION ROOM, as well as a DINING ROOM. The property also has an LARGER THAN USUAL 11' FITTED KITCHEN, two DOUBLE bedrooms, one SINGLE bedroom and a FAMILY BATHROOM. The property has potential to extend into the loft (STPP) as many of the neighboring properties have done already. This property has a lot of potential to be a stunning family home. EPC Rating: D
Total Floor Area: 77SqM
Westbeech Road, N22 is located in a quiet residential road, which is set behind the historic Noel Park Conservation Area. The property is a short walk away from Wood Green High Road and The Mall shopping center for all your shopping needs. The property is also situated within moments of Turnpike Lane and Wood Green Underground Stations, as well as a short bus ride from Alexandra Palace overground station. Multiple Bus routes are also available.

Entrance

Front door into hallway, coving to ceiling, single radiator, power point and laminate wood effect flooring.

Reception Room One

10'05 x 11'08 (3.18m x 3.56m)

UPVC double glazed window to front aspect, coving to ceiling, dado rail, double radiator, power point, telephone point, television point and laminate wood effect flooring.

Dining Room

11'09 x 10'04 (3.58m x 3.15m)

UPVC double glazed window to rear aspect, coving to ceiling, double radiator, power point and laminated wood flooring.

Kitchen

7'9 x 11'08 (2.36m x 3.56m)

UPVC double glazed window to rear aspect, range of wall and base units with roll top work surfaces, stainless steel sink and drainer unit, space for fridge freezer, space and plumbing for washing machine and dishwasher, gas oven and cooker, single radiator, power point and lino flooring.

First Floor Landing

Loft access and laminate wood effect flooring.

Bedroom One

11'9 x 7'10 (3.58m x 2.39m)

UPVC double glazed window to rear aspect, double radiator, power point and laminate wood effect flooring.

Bedroom Two

11'8 x 7'10 (3.56m x 2.39m)

UPVC double glazed window to rear aspect, double radiator, power point and laminate wood effect flooring.

Bedroom Three

7'05 x 9'10 (2.26m x 3.00m)

UPVC double glazed window to front aspect, double radiator, power point and laminate wood effect flooring.

Bathroom

6'10 x 5'10 (2.08m x 1.78m)

UPVC double glazed opaque window to front aspect, panel enclosed bath with shower attachment within, wash hand basin set over vanity unit, heated towel rail, low level flush w.c, tiled walls and tiled flooring.

Garden

35ft approx (10.67mft approx)

Paved and East facing.

