

Mannock Road, N22 6AA

£730,000 FREEHOLD

A stunning three bedroom mid-terrace family house located on a safe, family-friendly cul-de-sac with no through traffic and pedestrian access to the High Road shops without having to cross any roads as route is along public footpaths. The property is offered in excellent condition with an exciting blend of modern contemporary with a flair of sophistication. The ground floor benefits from a through lounge, downstairs shower room, stunning kitchen/diner, conservatory with access to a picturesque rear garden. The first floor boasts three good size bedrooms and a family bathroom. Mannock Road is ideally situated for the vibrant Wood Green shopping area with all its bars and restaurants and with easy access to Turnpike Lane and Wood Green Underground Station and multiple bus routes. The iconic Westbury Gastro Pub and Restaurant (Westbury Avenue) as well as the green open spaces of Belmont Park with access to both Lordship Recreation grounds and Downhill's Park are all close by.

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These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.


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APPROX. GROSS INTERNAL FLOOR AREA 1435 SQ FT 133.3 SQ METRES






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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