



David  
Astburys



- Freehold House
- Reception Room
- Private Garden
- Modern Kitchen Diner
- Additional Downstairs W.C.
- Turnpike Lane (0.5 mi)

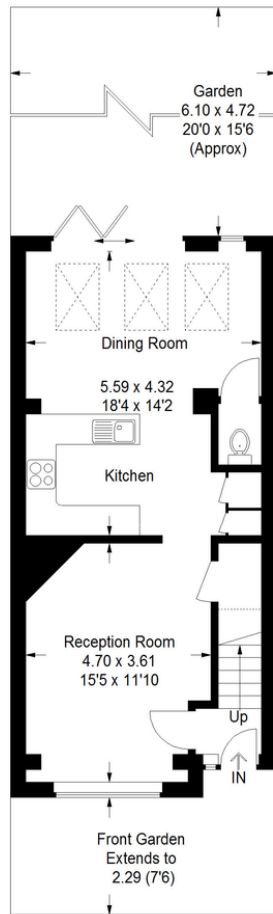
## Maurice Avenue, Wood Green N22

£550,000

A charming two-bedroom Freehold Victorian house situated in the Noel Park Conservation Area within 0.5 miles of Turnpike Lane Station (Piccadilly Line).

On the ground floor is a reception room with wood floors, fireplace and a great under stair storage cupboard. Walk through to the magnificent kitchen/dining room at the rear of the house which has been extended to provide a light-filled space with three skylights and bifold doors opening onto the garden. There is also a downstairs W.C. Upstairs are two double bedrooms and a family bathroom.

## Maurice Avenue, N22

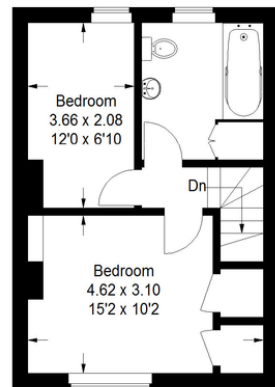


Ground Floor

Approximate Gross Internal Area  
80.6 sq m / 868 sq ft



□ = Reduced headroom  
below 1.5 m / 5'0



First Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.  
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.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.