



STYLISH AND BEAUTIFULLY PRESENTED FOUR BEDROOM EDWARDIAN 'FAMILY HOME'. The property would ideally suit discerning purchasers looking for a 'ready to move into' home of quality that is accessible to all amenities including good schools, shops, local parks & transport facilities including Bowes Park National Rail & Wood Green tube (20/25 Mins City/West End) and the extensive array of shopping facilities along Green Lanes itself. The accommodation comprises: attractive frontage, front door opening to bright & spacious entrance hallway, 26' inter-communicating reception room, semi-open at the rear to a modern fitted kitchen, guest cloaks/WC, beautiful rear reception room with door leading to the rear garden. Staircase from entrance hallway to first floor landing area, stylish bath/shower room with WC, three double bedrooms and a fourth study/nursery room. **\*\*LOFT SPACE POTENTIAL\*\***

**Arcadian Gardens, Bowes Park Borders, N22 5AG**

**£775,000 Freehold**

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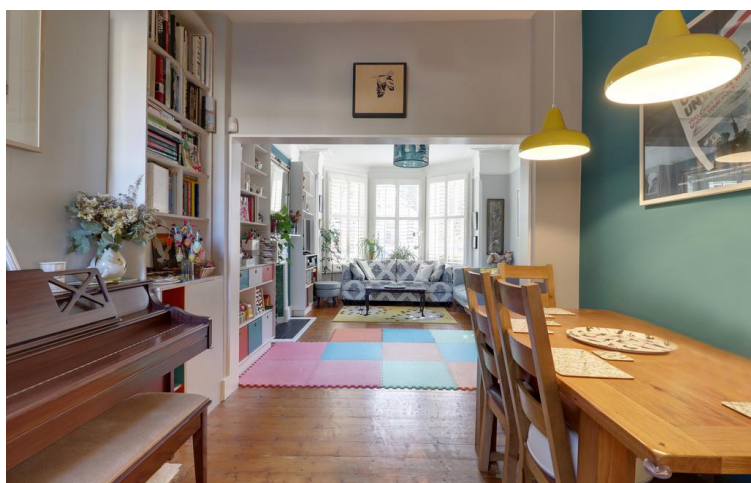
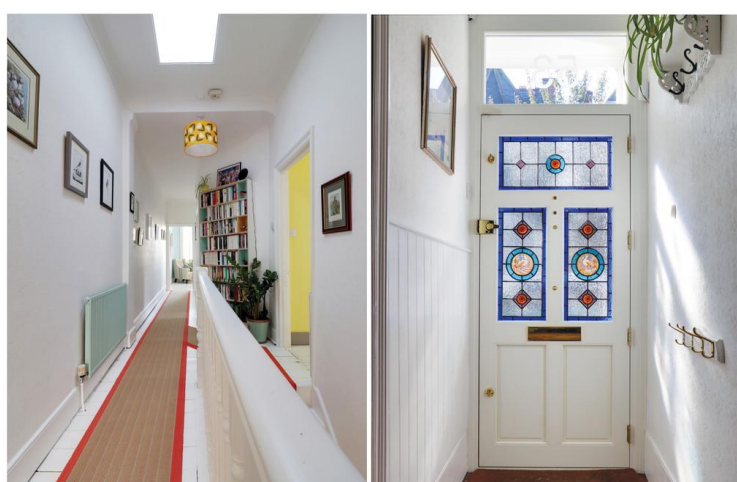
3 Crescent Road, Alexandra Park, London, N22 7RP

[sales@hobartsproperty.co.uk](mailto:sales@hobartsproperty.co.uk)

[www.hobarts.co.uk](http://www.hobarts.co.uk)

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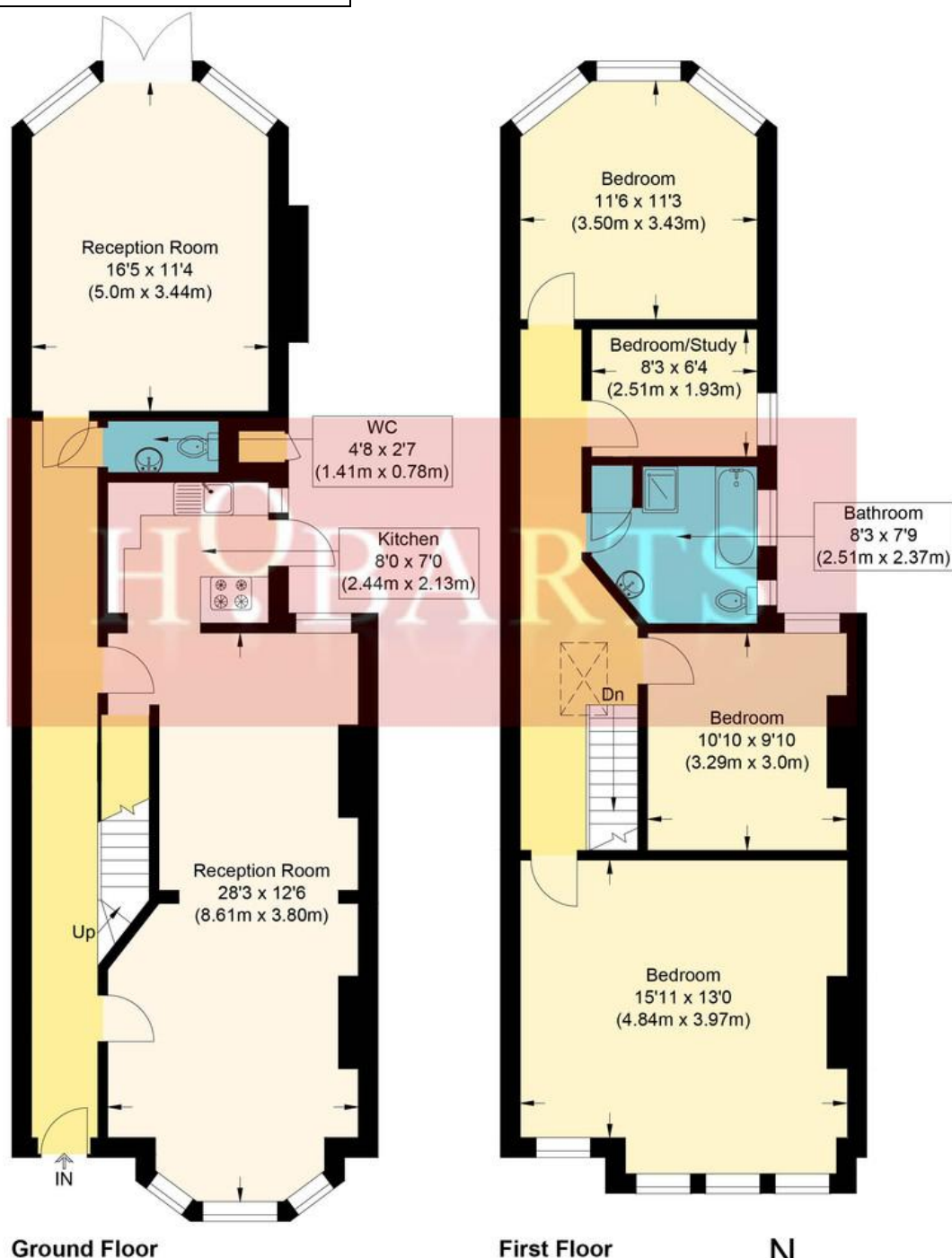




- Semi-Detached Edwardian House
- Three Reception Rooms (Two Inter-Communicating)
- Guest Cloaks/WC
- Secure Double Glazing/Shutters
- 25 Mins City/West End via Tube/Rail/Bus

- Four Bedrooms
- Central Modern Fitted Kitchen
- Many Fine Period Features
- Close to Good Schools/Shops/Amenities
- LOFT SPACE POTENTIAL

Lawned Rear Garden 40'  
approx. plus side patio/return

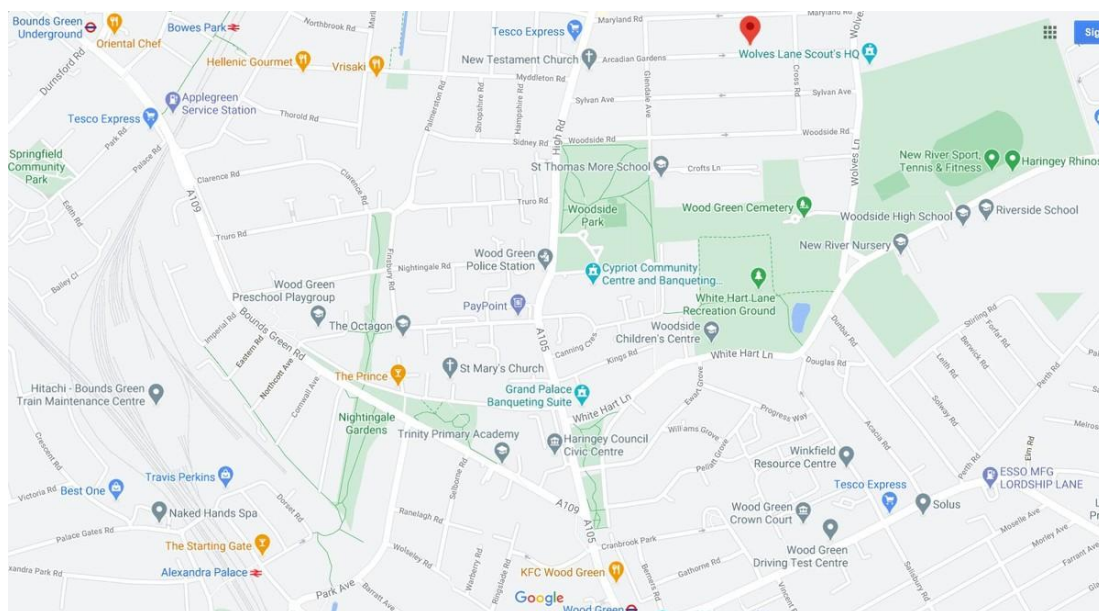
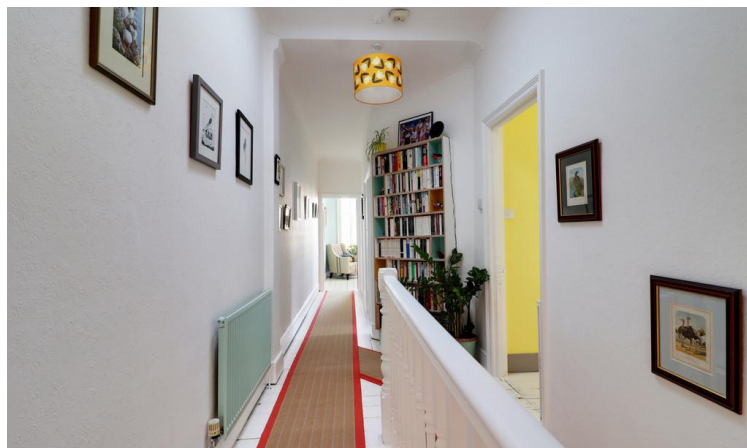


### Arcadian Gardens

Approximate Gross Internal Floor Area : 137.80 sq m / 1483.26 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.







Awaiting Energy Certification

**Tenure:**  
Freehold

**Viewings:**  
Strictly by appointment via  
**HOBARTS ESTATE AGENTS**  
020 8889 4322

**Local Authority:**  
Haringey London  
Borough Council

**Contact:**  
3 Crescent Road  
London N22 7RP

[sales@hobartsproperty.co.uk](mailto:sales@hobartsproperty.co.uk)  
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