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473 High Street
Tottenham N17 6QA
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Forfar Road, London, N22 5QE
Asking Price £635,000

Here we have a 1930's end of terraced home in excellent condition internally and externally. To begin with we have the well presented front double reception room perfect for a family. Leading to the rear we have the kitchen to the left which is spacious enough to fit and install the following: oven, washing machine, dish washer and fridge. The center of the room is the dining room which is spacious enough to fit a sofa, dining table and any other necessities you may require. The rear to the dining area then leads to the garden. The garden has enough space to have a trampoline, BBQ and any other garden necessities.

The first floor starts with a three piece family bathroom, two double bedrooms and a third single bedroom.

We are then lead up the cloudy grey laid carpet staircase to a must see loft extension. This fantastic use of space in the fourth and final bedroom compliments the property to a tea. This room includes a well fitted en suite shower room, king sized bed and additional space for a sofa and television.

To conclude our summary this property is well located in the popular Scotch Estate in Wood Green.

Located on a quiet residential street which is ideally situated for the vibrant Wood Green shopping area with all its bars and restaurants and provides easy access to both Wood Green Underground Station and Turnpike Lane Underground station.

Freehold
Total Floor Area: 96 SqM
EPC Rating: D

Reception Room
15'06 x 11'00 (4.72m x 3.35m)

Window to front aspect, double radiator, television point, telephone point, power point, fireplace feature, laminated wood style flooring.

Sitting Room/ Dining Room
14'03 x 9'04 (4.34m x 2.84m)

Window to rear aspect, double radiator, television point, power point, gas heater features, laminated wood style flooring.

Kitchen
5'10 x 13'06 (1.78m x 4.11m)

Double glazed window to rear aspect, range of wall and base unit with roll top work surface, stainless steel sink unit, single drainer, plumbed for washing machine, plumbed for dishwasher, space for fridge freezer, space for cooker, space for washing machine, space for dishwasher, electric oven, electric hob, extractor fan, power point, laminated wood style flooring.

Bedroom One
10'9" x 13'8" (3.28m x 4.17m)

Double glazed window to rear aspect, fitted wardrobes, double radiator, television point, power point, carpet flooring.

Bedroom Two
11'00 x 12'09 (3.35m x 3.89m)

Double glazed window to front aspect, double radiator, television point, laminated wood style flooring.

Bedroom Four
5'10 x 8'02 (1.78m x 2.49m)

Double glazed window to front aspect, power point, laminated wood style flooring.

Bathroom
8'10 x 6'01 (2.69m x 1.85m)

Double glazed window to rear aspect, tiled flooring, shower attached within bath, wall mounted wall basin, low level WC, extractor fan, tiled flooring.

Bedroom Three within Loft Extension
20'08 x 17'02 (6.30m x 5.23m)

En-suite within Loft Extension
8'5 x 4'10 (2.57m x 1.47m)

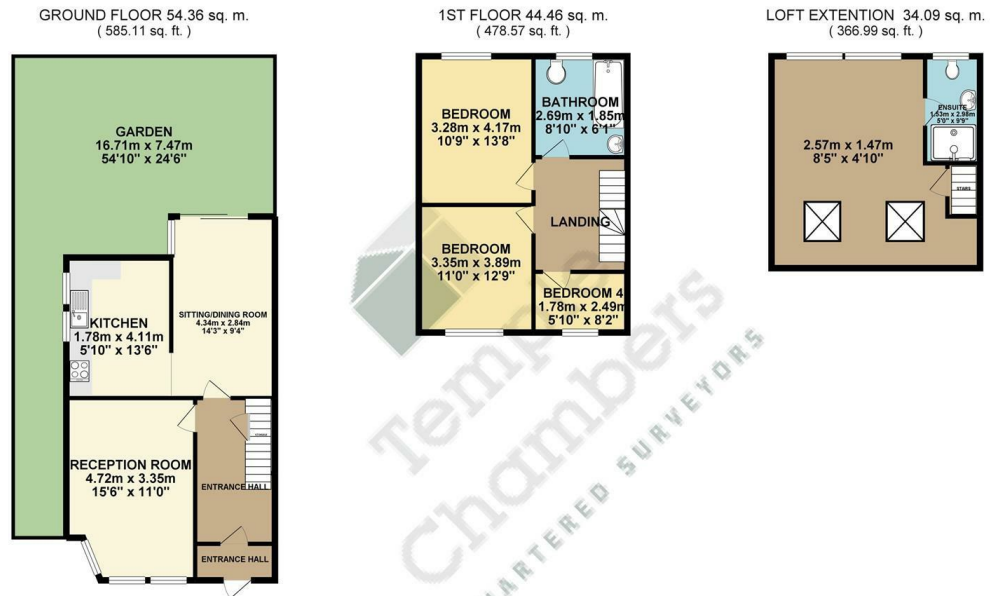
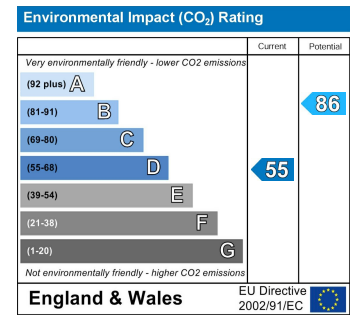
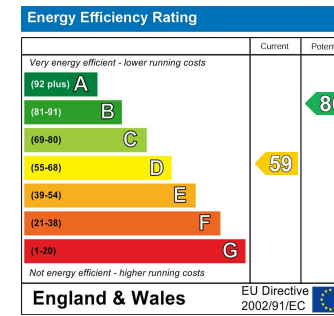
Double glazed window to rear aspect, wall mounted wash basin, low level WC, extractor fan, single radiator, laminated wood style flooring.

Garden
54'10 x 24'06 (16.71m x 7.47m)

Access to rear, Wood Shed, decking.

Disclaimer

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.



TOTAL FLOOR AREA : 132.91 sq. m. (1430.66 sq. ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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