



Sylvan Avenue, London, N22 5JB

Offers In Excess Of £600,000

A well-presented and recently refurbished 4 Bedroom, 2 Reception mid terraced, family home located in Wood Green about 6 miles north of the City of London.

Wood Green is an established residential area and is lively and vibrant. Every amenity is on the doorstep, including Wood Green shopping centre with cinemas, countless shops and restaurants as well as a Morrisons supermarket and Alexandra Park within easy reach.

This period property is situated on Sylvan avenue just off Wolves Lane & Green Lanes with frequent bus routes making access easy to all Wood Green, Bounds Green and Bowes Park underground (Piccadilly Line) & over ground stations. The exceptional schools such as St Thomas's & Woodside secondary school's make it a very popular area with families.

Extended on the ground floor and into the loft accommodation offered by this bright and comfortable home briefly comprises of: to the ground floor an entrance hall an open plan double reception area, kitchen, shower room; to the first floor 2 Good sized double bedrooms, a single bedroom and a family bathroom and to the second floor another good sized double bedroom with en-suite.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
95-100 A	64	95-100 A	77
85-94 B			
75-84 C			
65-74 D			
55-64 E			
45-54 F			
35-44 G			
1-34		1-34	
<small>Energy Efficiency Rating based on Standard Assessment Procedure (SAP) 2020</small> <small>England & Wales</small>		<small>Environmental Impact (CO₂) Rating based on Standard Assessment Procedure (SAP) 2020</small> <small>England & Wales</small>	