



Perth Road, London, N22 5PX

£600,000



Nestled on the desirable Perth Road in London, this spacious three-bedroom house presents an excellent opportunity for those seeking a family home with great potential. Boasting three generous reception rooms, this property offers ample space for both relaxation and entertaining. The well-proportioned kitchen leads to a private rear garden, perfect for outdoor gatherings or simply enjoying a quiet moment in the fresh air.

Upstairs, you will find three double bedrooms, providing comfortable accommodation for family members or guests. The modern bathroom adds a touch of convenience, although the property does require some updating throughout, allowing you to put your personal stamp on it. With the potential to extend to the rear and into the loft space, this home can be transformed into your dream residence.

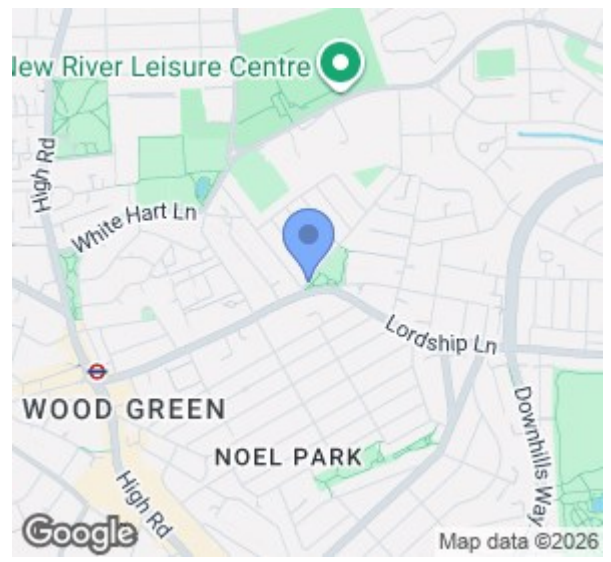
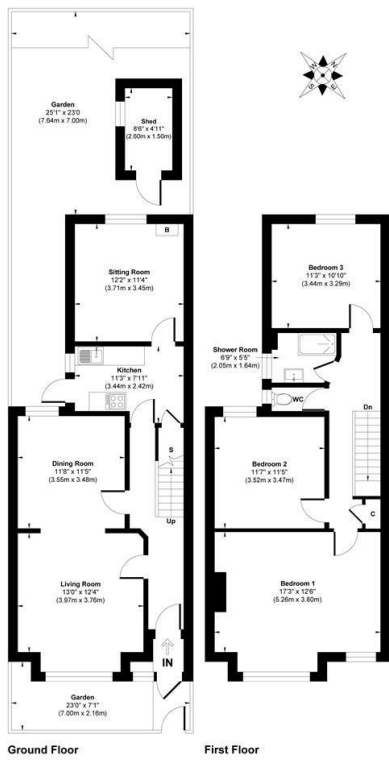
Conveniently located, the property is just a short distance from Wood Green tube station and a vibrant shopping centre, ensuring that all your daily needs are easily met. Families will appreciate the proximity to good schools and nearby parks, making it an ideal location for children to play and grow.

This property is being offered on a chain-free basis and is a probate transaction, simplifying the buying process. With its promising features and prime location, this house is a fantastic opportunity for those looking to create a wonderful family home in London.

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approx. Gross Internal Floor Area 1356 sq. ft / 125.94 sq. m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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**Cole Harding**

11 Northumberland Park, London, N17 0TA

T. 0208 059 4444 | E. info@coleharding.co.uk