



Warkworth Road, London, N17 7BD

£700,000

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Nestled on Warkworth Road in London, this charming house offers a delightful blend of comfort and convenience. Built in 1950, the property spans an impressive 1,238 square feet and is presented in excellent condition throughout, making it an ideal choice for families or those seeking a spacious home.

The residence features three well-proportioned bedrooms, providing ample space for relaxation and rest. Additionally, there is a versatile loft room that can serve as a study, playroom, or guest accommodation, catering to a variety of lifestyle needs. The property boasts a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this home is the **self-contained area** above the garage, which includes an additional bathroom. This space is perfect for a lodger or can be transformed into a private retreat for family members, offering both privacy and flexibility.

The mature south-facing garden is a true gem, providing a tranquil outdoor space to unwind and enjoy the sunshine. The bifold doors seamlessly connect the indoor and outdoor areas, enhancing the overall living experience.

Conveniently located, this property is within reach of good primary schools and is close to the beautiful Bruce Castle Park. Transport links are excellent, with Bruce Grove and Turnpike Lane stations easily accessible, as well as the A10 leading to the M25, ensuring that commuting is a breeze.

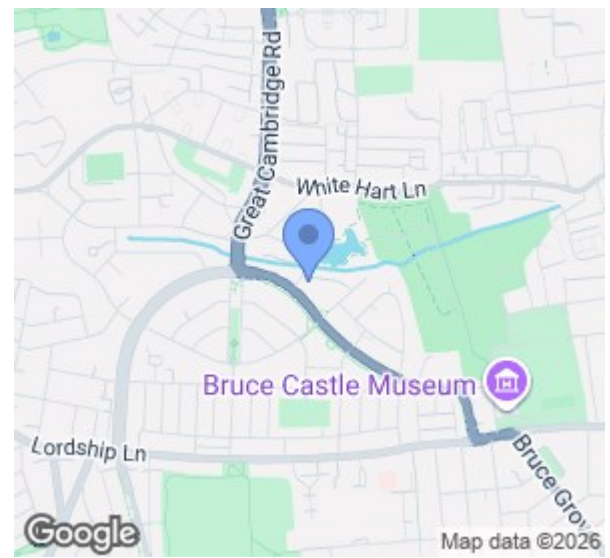
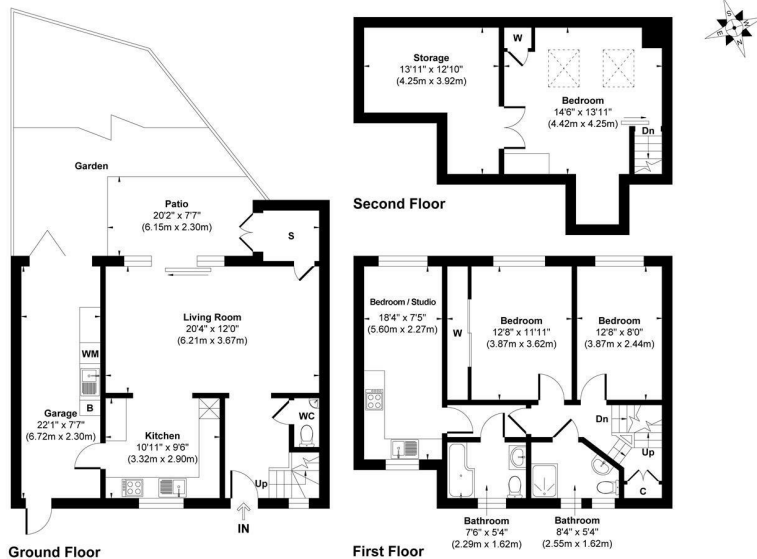
Offered on a chain-free basis, this house presents a wonderful opportunity for those looking to settle in a vibrant London neighbourhood. With off-street parking and a garage, this property truly has it all. Don't miss the chance to make this lovely house your new home.

- Three Bedroom Semi-detached
- Additional loft room
- Two bathrooms
- large living room
- Bifold doors to South facing mature garden
- Three double bedrooms
- Off street parking
- Garage
- Chain Free
- Excellent travel links

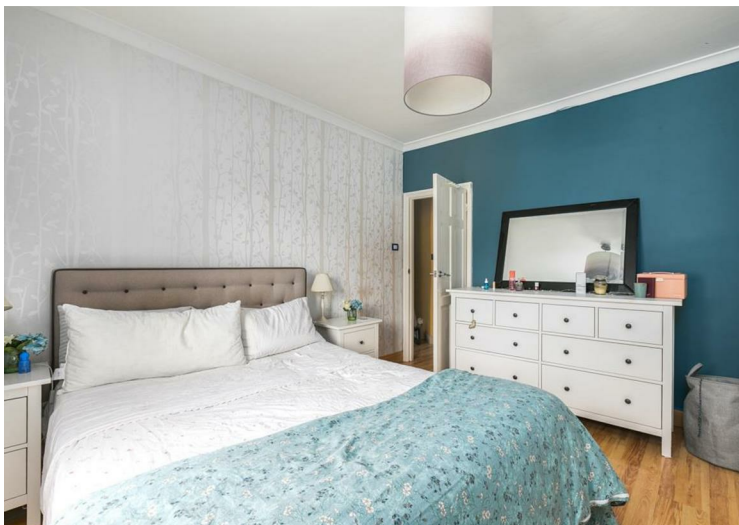
Viewing

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 1622 sq. ft / 150.65 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		
England & Wales	63	78
	EU Directive 2002/91/EC	



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