



barnard marcus

Woodside Road, London N22 5HT

welcome to Woodside Road, London

A wonderful opportunity to acquire purpose-built, four bedroom, semi-detached Edwardian family home with further potential to extend (STPP). The property offers exceptional living space and is immediately available with no upper chain.

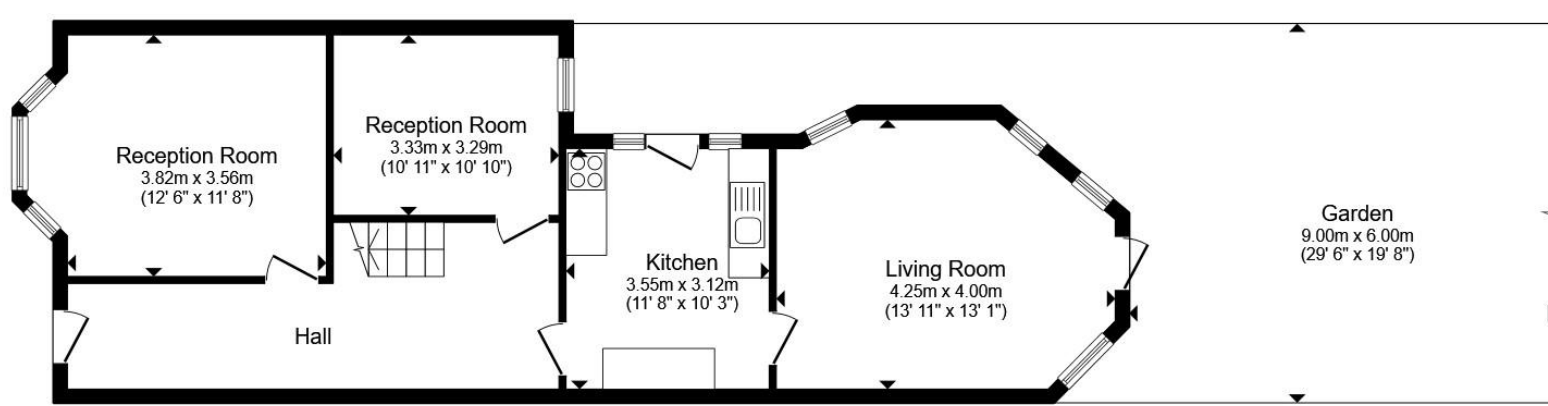
The home benefits from some delightful original features, whilst providing potential for remodelling, renovating, and potential expansion into the loft —subject to building regulations and planning consent.

The ground floor currently comprises three reception rooms, separate kitchen and access to a private south facing garden. The first floor offers four bedrooms and family bathroom. Additionally, there is a spacious loft.

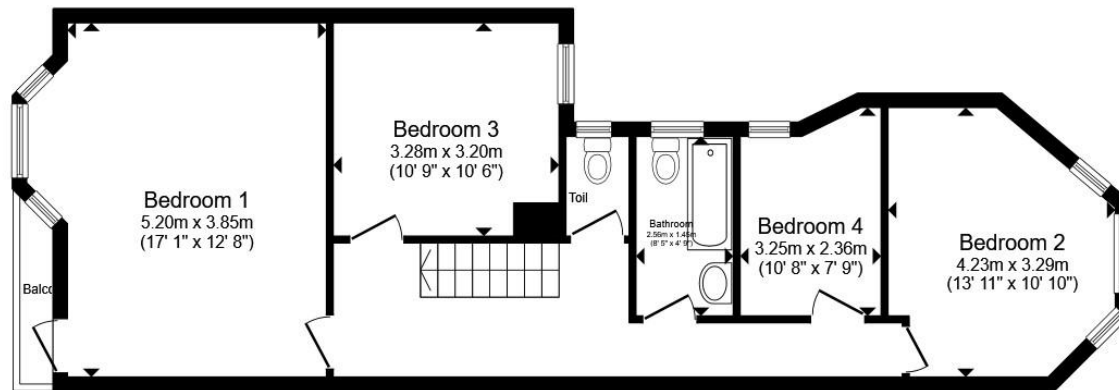
Woodside Road is a quiet tree-lined street, tucked away from the hustle and bustle of the area, and is within easy reach of Bowes Park, a lovely enclave with its independent stores, restaurants & amenities and National Rail Station. In addition, Wood Green and Bounds Green Piccadilly Line Underground Stations are easily accessible, along with a superb selection of bus routes providing access to and through Central London. The house is also located in close proximity to excellent primary and secondary schools with good-outstanding Ofsted ratings.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 136.0 m² (1,464 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Three Receptions
- Four Bedrooms
- Kitchen
- Bathroom
- Attractive Garden
- Original Features

Tenure: Freehold. EPC Rating: E
Council Tax Band: F

Offers in Excess of
£1,000,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MUH106502 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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