

ELDON ROAD, N22
£800,000 FREEHOLD

AN EXTENDED 4 BEDROOM FAMILY HOME

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DESCRIPTION:

This timeless four-bedroom Edwardian family residence is nestled within a welcoming community, strategically positioned for easy access to transport and amenities. Currently offering 1408 sq ft of living space across three floors, complete with front and rear gardens, the property boasts an expansive loft conversion.

Upon entry, you're welcomed by a warm entrance hall, guiding you to the living spaces. The house has undergone significant extensions, culminating in a spacious kitchen-diner at the rear, featuring bifold doors that open onto the 47 ft East-facing rear garden. Heading back

towards the front, a cozy reception awaits, providing a tranquil space to unwind. A ground floor WC adds to the practicality of the layout.

The first floor accommodates three bedrooms, two generously sized doubles, and a smaller fourth room ideal for a nursery or home office. Also on this level is a contemporary family bathroom.

Ascending to the loft, meticulous attention to detail has transformed it into a masterful space, housing a large master bedroom and a modern shower room. There is also ample storage in the eaves.

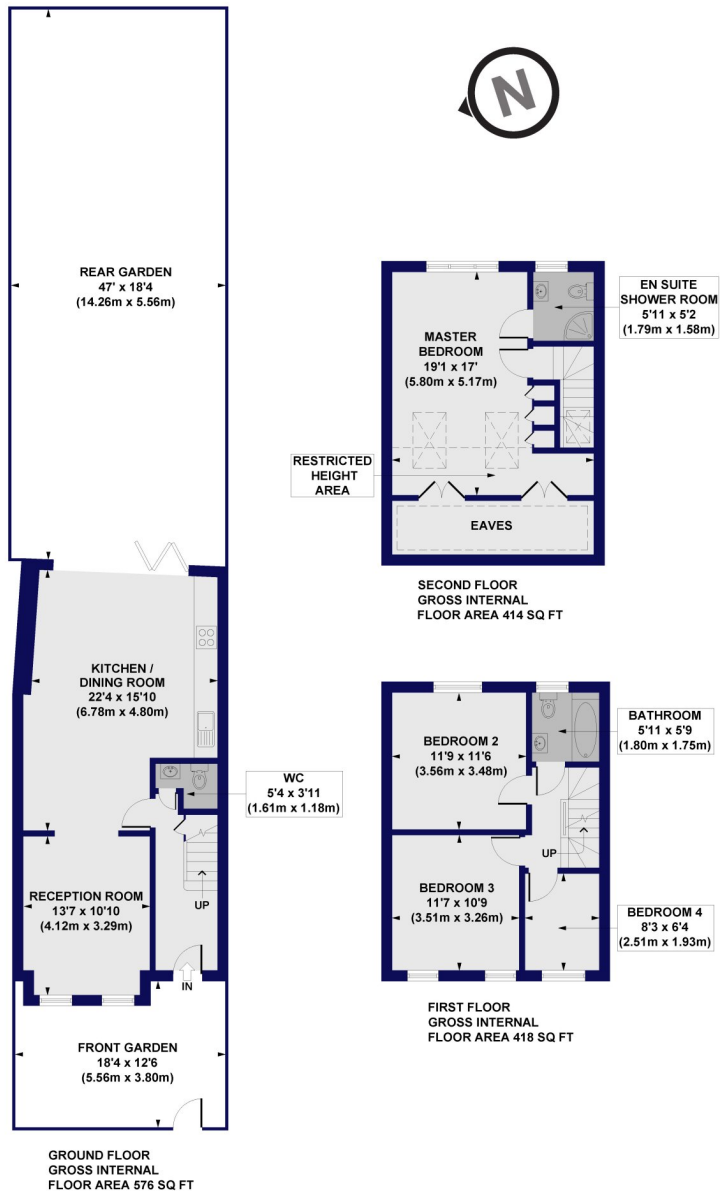
Situated just beyond the immediate hustle and bustle of Wood Green, the property remains within walking distance of the extensive amenities found along the High Street and Mall. It boasts proximity to three outstanding primary schools (Noel Park, Trinity, and St Thomas More) and an outstanding senior school (Woodside High).

The location in N22 offers convenient access to the shopping area, cinema complex, and a myriad of cafes and restaurants. A mere 10-minute walk to the Piccadilly Line Underground Station at Wood Green provides excellent transportation links to the City of London and the West End. The property is also near the trendy



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Approx. Gross Internal Floor Area 1408 sq. ft / 130.79 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 1251 sq. ft / 116.24 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-58) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 70 | 84 |

England, Scotland & Wales | EU Directive 2002/91/EC

- Tenure:** Freehold
- Term:** Expires -
- Service Charge:** £0 per annum
- Ground Rent:** £ 0 Annually (subject to increase)
- Council Tax Band:**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.