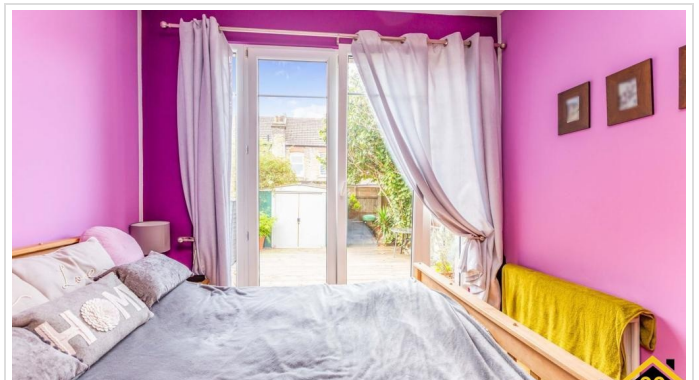


3 Bed Terraced In Solway Road , London, N22 5BX

£611,000





SHORT DESCRIPTION

Property Ref: 14045 Property Overview Available with no onward chain, this charming two-bedroom period family home is located on a desirable residential street in the sought-after area of Wood Green. It is just a short walk from Wood Green Underground station and the High Street. Spanning approximately 880 sq ft of internal space, the property offers bright, spacious, and well-maintained accommodation. Upon entering, you are welcomed by an inviting entrance hall that leads to all the main rooms. The large front reception room features high ceilings and bay windows, creating a bright and airy atmosphere. A second dining room, currently used as a spacious double bedroom, opens out to the rear garden. The modern kitchen is equipped with ample fitted cabinets and electrical appliances, while patio doors lead to a generously sized, well-maintained, south-west facing garden, ideal for soaking up the sun. Additionally, a convenient downstairs cloakroom can be found in the utility room at the back of the property. The first floor comprises two well-proportioned double bedrooms, with the master benefiting from extra space that was previously a third bedroom. The family bathroom features a white suite with chrome fittings. Location This property enjoys an excellent location, a short distance from Wood Green High Street, which offers a wide range of shopping facilities, restaurants, coffee shops, a cinema, and a gym complex. Both Turnpike Lane and Wood Green Underground stations (Piccadilly Line, Zone 3) are nearby, providing excellent transport links, along with Alexandra Palace Station (Thameslink mainline) and various bus routes. Wood Green is known for its vibrant and lively atmosphere, with amenities including the Wood Green Shopping Centre, which houses cinemas (Vue and Cineworld), numerous shops, restaurants, and a Morrisons supermarket. Green spaces such as Russell Park, Downhills Park, and Alexandra Park are all within walking distance. Virtual Viewing Disclaimer The details provided about this property may have been supplied by the vendor. While we strive to verify all information, we recommend making further inquiries to confirm the details before proceeding. If you arrange a viewing or make an offer based on a virtual valuation, please be aware that the information may have been given solely by the vendor, and there may have been limitations in accessing the premises to verify details or test equipment. We advise conducting thorough checks before finalizing your purchase to ensure you are satisfied with all provided information. Property Type: Terraced Full selling price: £611000.00 Pricing Options: Fixed Price Tenure: Freehold Council tax band: D EPC rating: C Measurement: 828.821 sq.ft. Outside Space: Front Garden, Rear Garden, Patio Parking: Residents Heating Type: Double Glazing, Eco Friendly, Gas Central Heating, Gas Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

3

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	77 square metres

Rules on letting this property

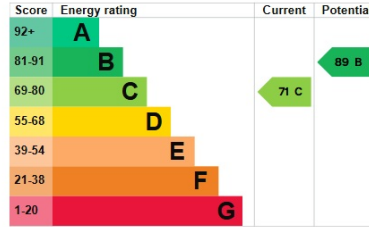
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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