



Maidstone Road, N11 2JS

£750,000 FREEHOLD

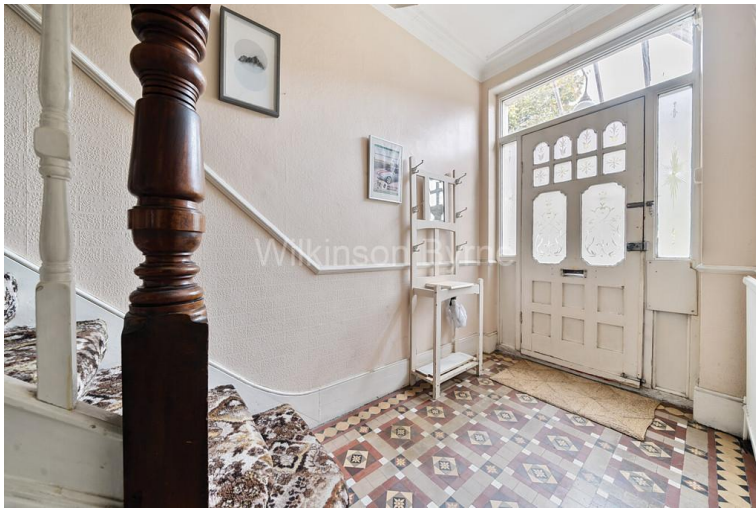
This charming Edwardian three-bedroom house offers an exceptional opportunity for refurbishment, with enormous potential to create your ideal home. Spanning 1,325 sq. ft., the property features two reception rooms, a separate dining room, kitchen, two bathrooms, and a generous 58' south-facing garden, perfect for outdoor living and entertaining. Located on one of Bounds Green's most sought-after roads, this home is within easy walking distance of Bounds Green Underground Station and Bowes Park Railway Station. It's also ideally positioned within the catchment area of the highly regarded Bowes Primary School, making it an attractive prospect for families. With its period character and prime location, this is a rare find that promises fantastic future potential.

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The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.





These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Maidstone Road, Bounds Green, London, N11

Approximate Area = 1325 sq ft / 123 sq m

For identification only - Not to scale



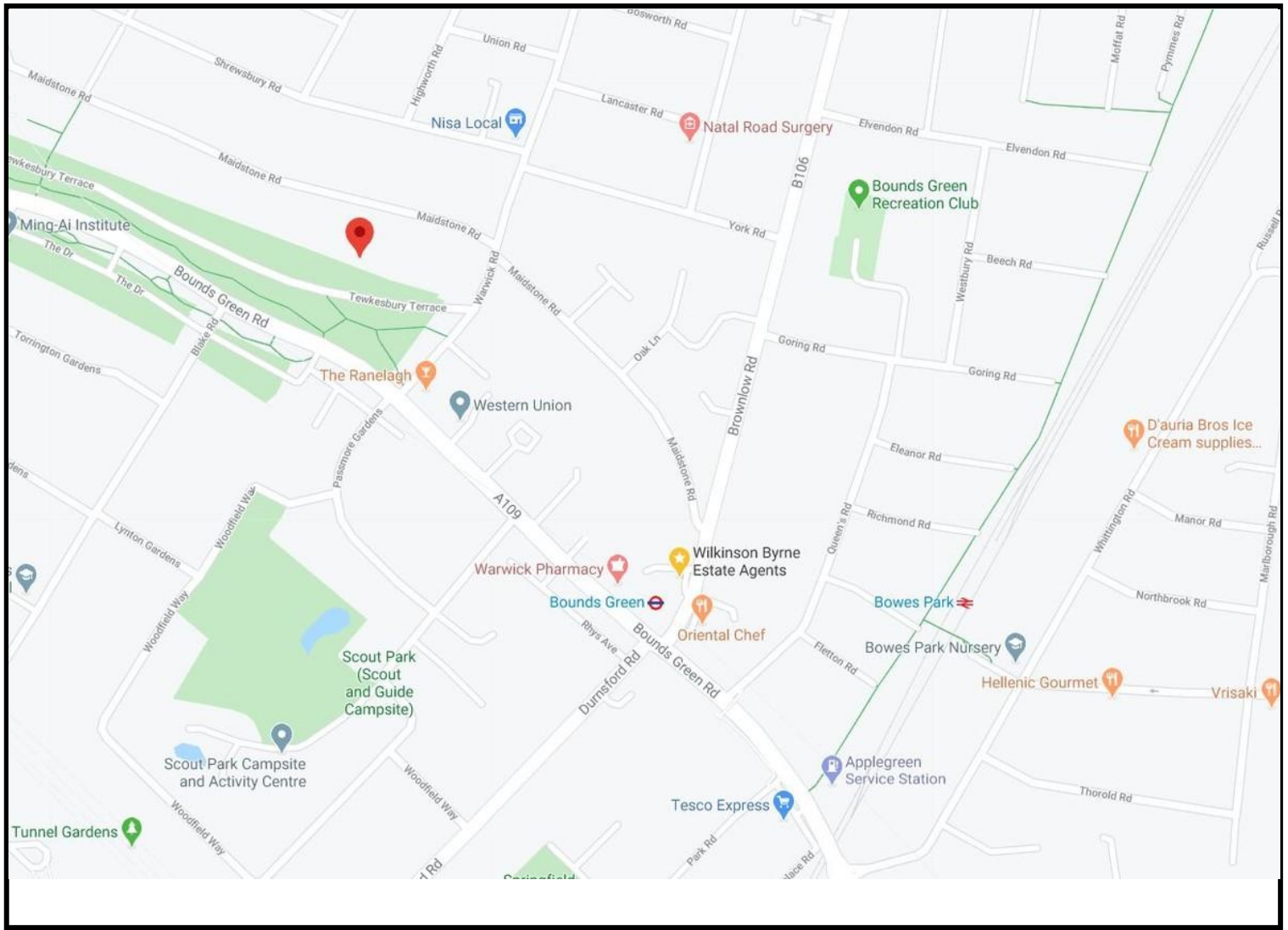
GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wilkinson Byrne. REF: 1205503





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

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