



**STUNNING FULLY DETACHED THREE-BEDROOM CONTEMPORARY STYLED & BEAUTIFULLY PRESENTED HOME.** The property would ideally suit discerning purchasers looking for something special that is 'ready to move into'. The spacious well-planned accommodation comprises wood flooring, sash windows to the front with shutters, spacious feature fitted kitchen, semi-open plan to a dining room with connected living room and a conservatory, to the first floor spacious shower room/WC, additional separate WC, to the outside rear there is a 50' lawned garden with storage shed. ideally located for all amenities including good schools, main shopping and Wood Green Tube & Transport Hub (20/25 Mins City/West End).

**Ewart Grove, Wood Green, N22 5NY**

**£725,000 Freehold**

HOBARTS ESTATE AGENTS

3 Crescent Road, Alexandra Park, London, N22 7RP

[sales@hobartsproperty.co.uk](mailto:sales@hobartsproperty.co.uk)

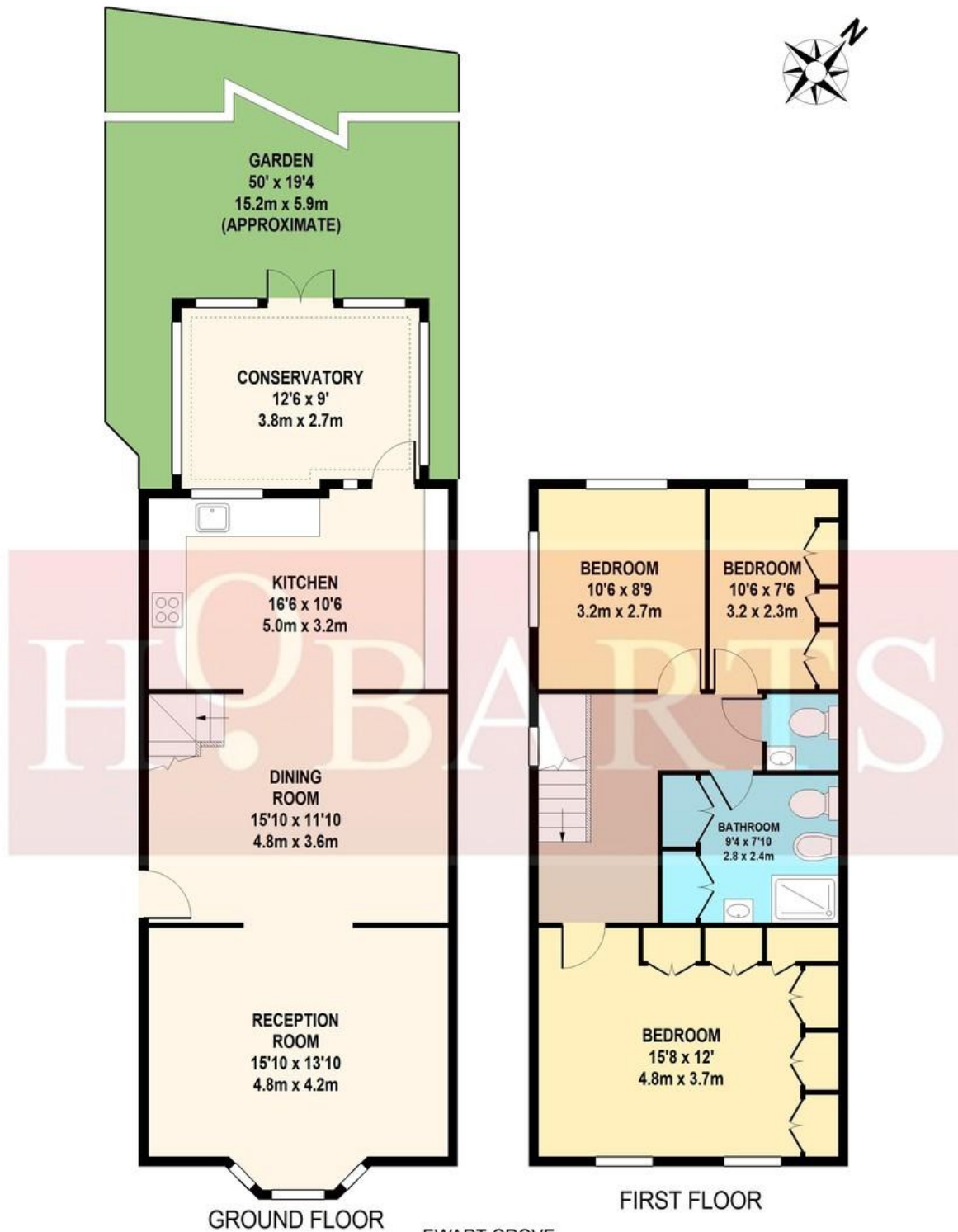
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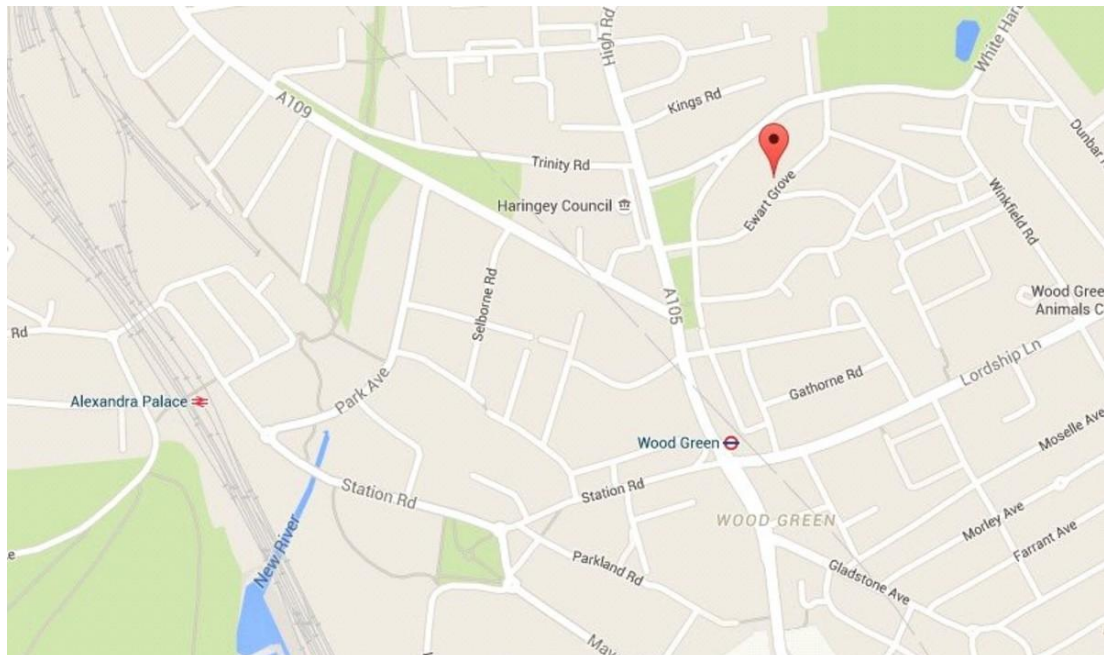
- Fully Detached
- Shower Room/WC & Additional Separate WC
- Two Reception Rooms
- Warm Air Heating
- Close to Tube/transport Hub

- Three Bedrooms
- Stunning Feature Fitted Kitchen
- Conservatory to the Rear
- Close to Schools/All Amenities
- (20/25 Mins City/West End)



EWART GROVE  
TOTAL APPROX. FLOOR AREA 1246 SQ.FT. (116 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:**  
Freehold

**Local Authority:**  
Haringey

**Viewings:**  
Strictly by appointment via  
HOBARTS ESTATE AGENTS  
020 8889 4322

**Contact:**  
3 Crescent Road  
London N22 7RP

sales@hobartsproperty.co.uk  
www.hobarts.co.uk



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.