



Maidstone Road, N11 2TR

OIEO £850,000 FREEHOLD

A fantastic opportunity to own this 5-bedroom detached house, nestled in one of Bounds Green's most sought-after locations at the end of Maidstone Road. The property boasts ample off-street parking for three cars, a valuable asset providing convenience and ease for homeowners and guests. This family home offers an abundance of space to accommodate large families or provide flexibility for work-from-home arrangements. Two bathrooms, a 24' lounge perfect setting for entertaining. The 22' kitchen is in need of updating but flows into a convenient utility area. A rare 122' south-west facing mature garden, having a useful patio area. This outdoor space in London is unheard of. The property benefits from being within minutes of various bus routes and an array of local amenities, including shops, restaurants, also offering easy access to Bounds Green tube and Bowes Park railway stations, allowing for seamless commuting to London's key destinations.

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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 no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sight of 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 = 1873 sq ft / 174 sq m (includes garage)

Limited Use Area(s) = 99 sq ft / 9 sq m

Total = 1972 sq ft / 183 sq m

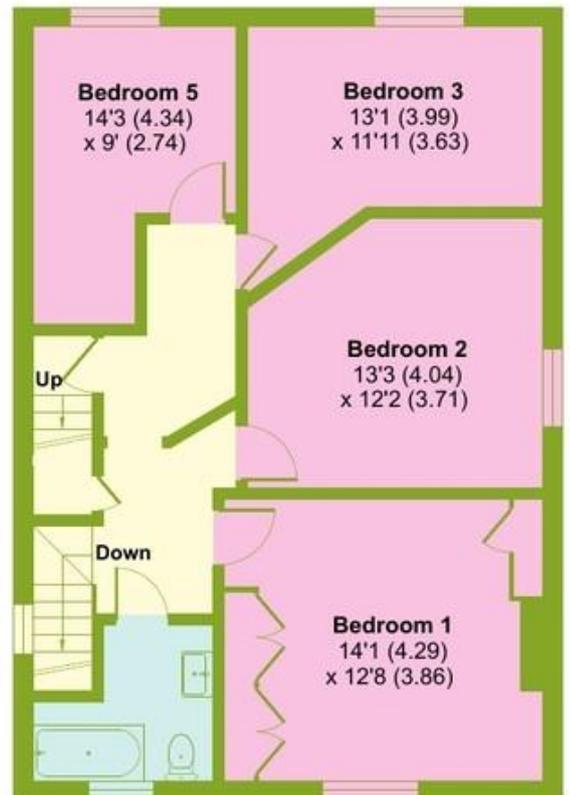
For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR

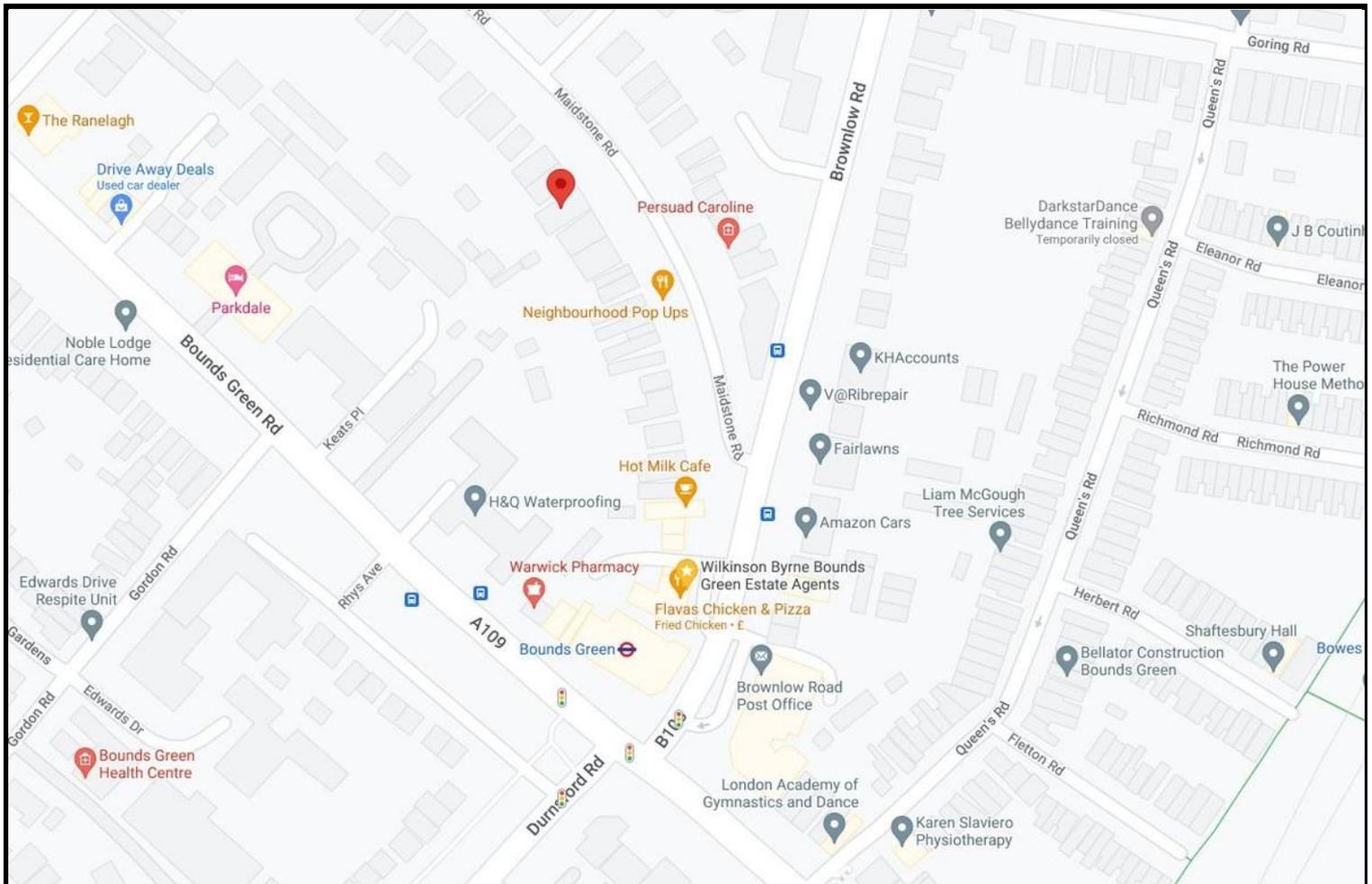


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Wilkinson Byrne. REF: 899324





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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