## VILKINSONBYRNE estate agents





## Thorold Road, N22 8YE

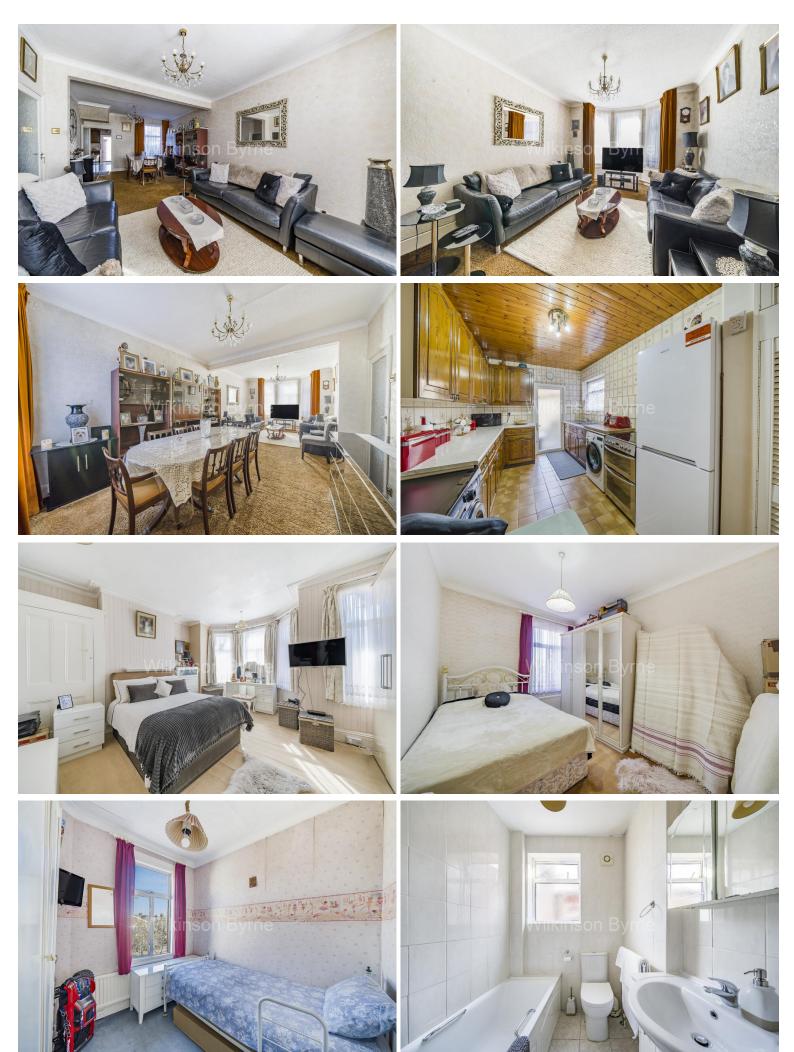
## £785,000 FREEHOLD

Seize the chance to own this captivating 3-bedroom Edwardian house located in a scarcely available street within the highly sought-after Bowes Park area. Ideal location, a brief stroll from Myddleton Road and its abundant amenities, as well as Bowes Park railway, Bounds Green tube stations and the catchment of Bounds Green school. This property showcases some of its original features, with the added benefits of double glazing and central heating system, a Large through lounge leads to a 14' kitchen and out into 50' garden, providing an outdoor retreat. Presented on a chain-free basis, this house is a unique opportunity not to be missed.

T: 0208 365 8900 E: boundsgreen@wilkinsonbyrne.com W: www.wilkinsonbyrne.com

The Property Ombudsman The Property Mindescriptions 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. Wileinson Byrne has no tested any equipment, fictures on fittings on services and so cannot confirm that they are in working orden. Wileinson 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 purposed 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.

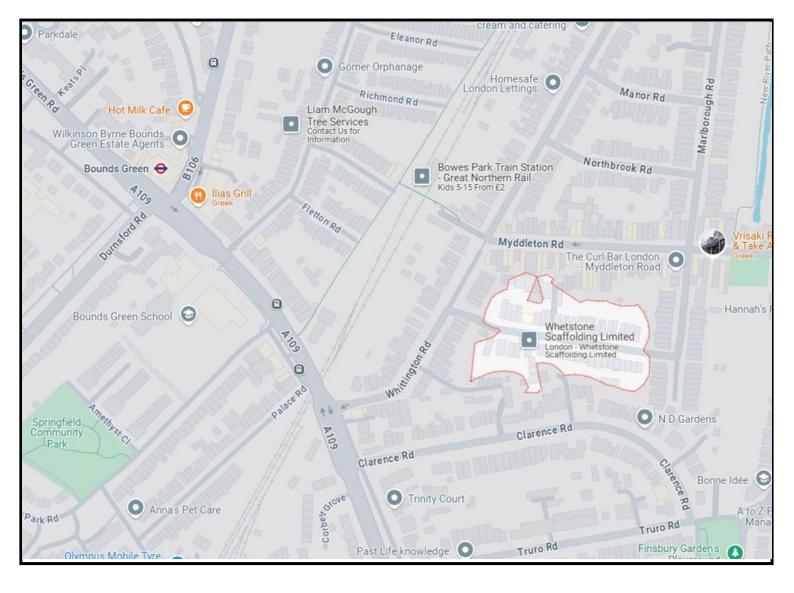


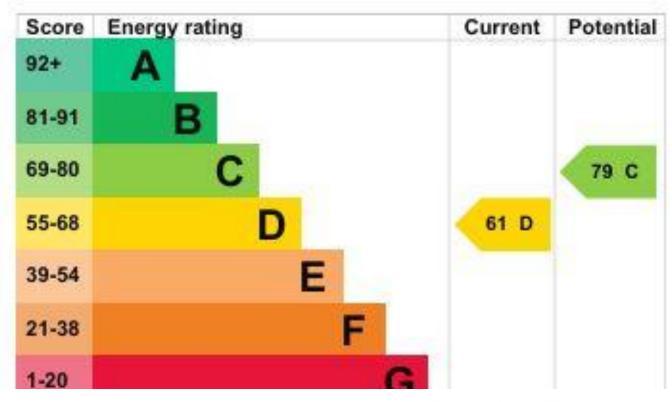


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

## Thorold Road, Bounds Green, London, N22







Bounds Green Office 3 Latham Court Brownlow Road London N11 2ES 0208 - 365 - 8900 boundsgreen@wilkinsonbyrne.com Turnpike Lane Office 8 Turnpike Parade Green Lanes London N15 3EA 0208 - 888 - 0022 turnpikelane@wilkinsonbyrne.com