



## 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.

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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.

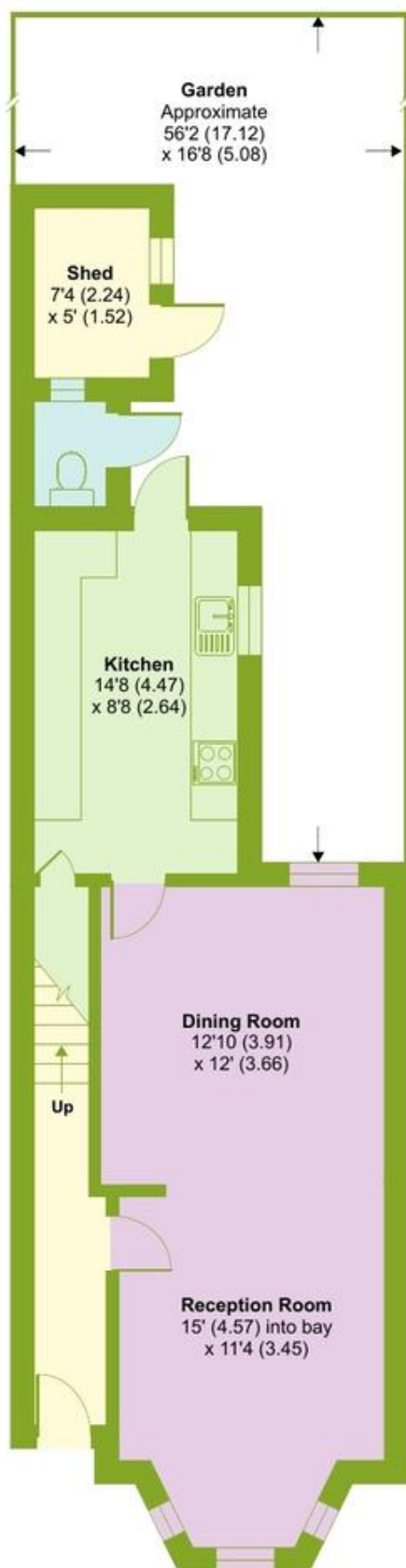
# Thorold Road, Bounds Green, London, N22

Approximate Area = 1035 sq ft / 96.2 sq m

Outbuilding = 53 sq ft / 4.9 sq m

Total = 1088 sq ft / 101.1 sq m

For identification only - Not to scale



GROUND FLOOR

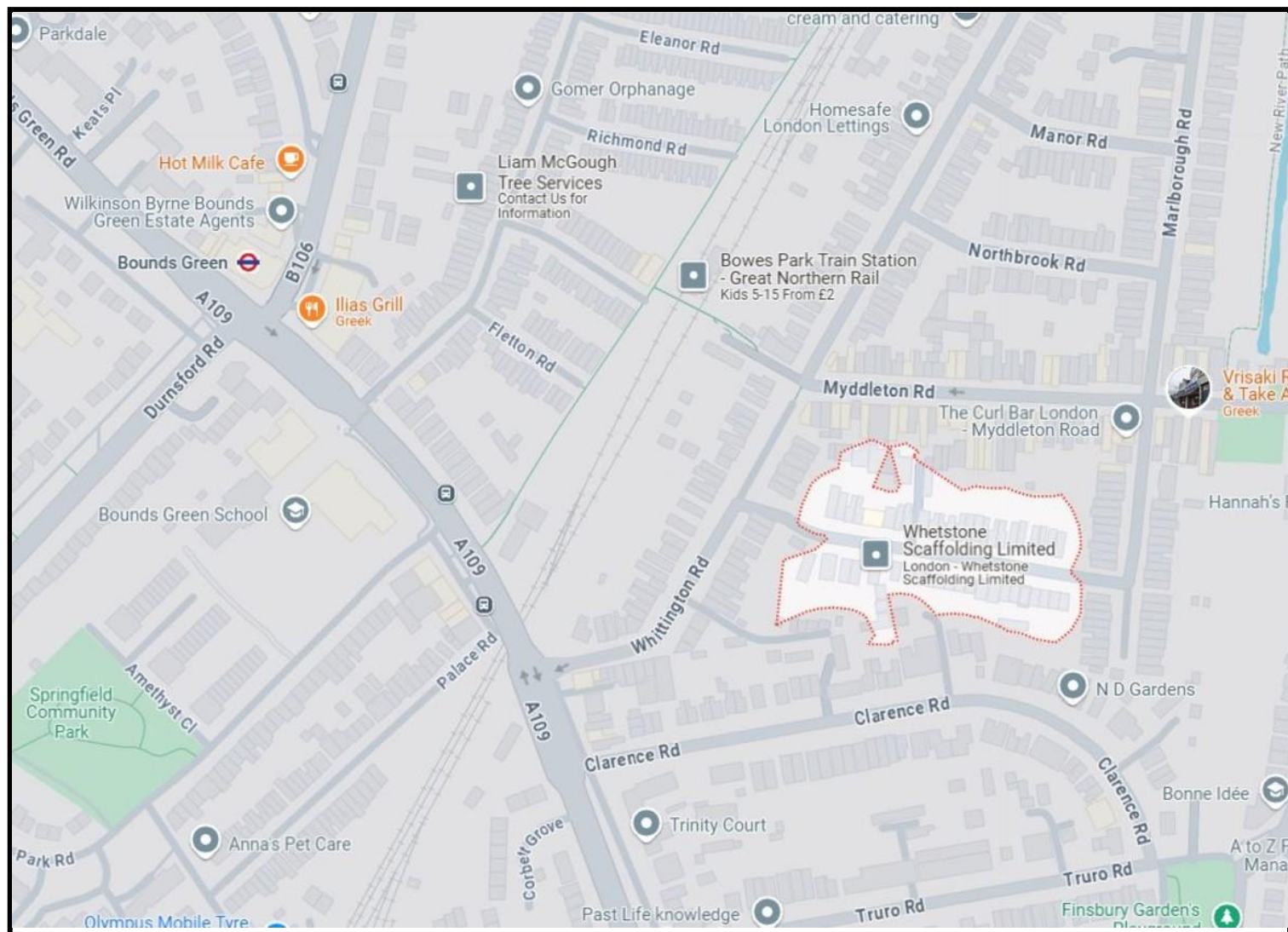


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Wilkinson Byrne. REF: 1266021





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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