



## Hewitt Avenue, London, N22 6QG

Asking Price £699,995



Cole Harding presents this lovely three bedroom Victorian mid-terrace located in the popular area of Noel Park.

The property is in excellent condition throughout, with high ceilings, bright & airy rooms with neutral décor.

The property offers through lounge, kitchen diner which leads to bifold doors that opens up on a south facing garden. The bi-fold doors are a one of a kind, bespoke design for this house.

The first floor offers a modern bathroom suite, two double bedrooms and a good size single room and loft access.

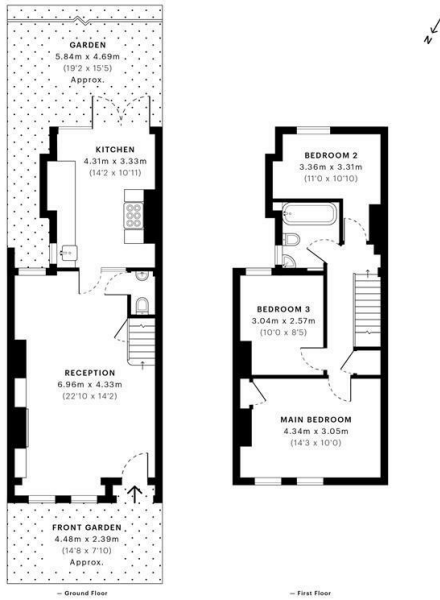
The property is close to Wood Green & Turnpike lane underground links, Wood Green shopping center, local parks and is in the catchment for Noel Park primary school which is rated outstanding on the ofsted report.

We highly recommend internal viewings for this wonderful family home.

- Three Bedroom
- Victorian Mid Terrace
- Through lounge
- Large newly fitted kitchen
- South Facing mature garden
- Excellent condition through out
- Modern Bathroom Suite
- Catchment for Noel Park Primary
- Walking Distance to Turnpike Lane & Wood Green Tube station
- Close to Wood Green Shopping Center

### Viewing

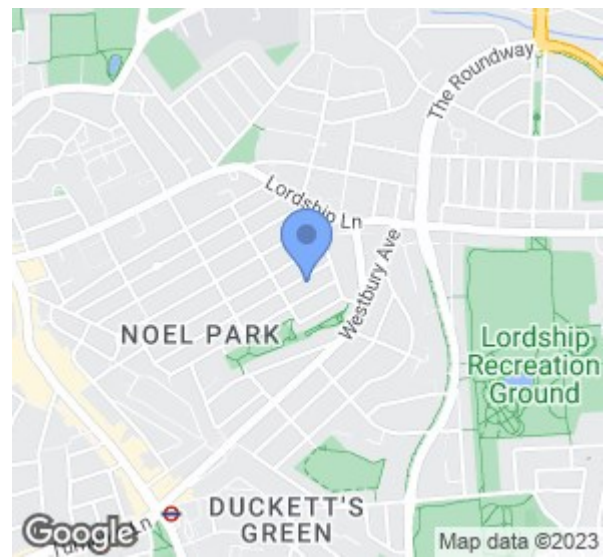
To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444



83.37 sqm / 897.39 sqft  
 76.74 sqm / 830.51 sqft  
 6.60 sqm / 709.07 sqft  
 200 sqm / 2150 sqft

RICS is the leading authority for setting standards and providing independent assurance for those who provide real estate and related services. RICS members and firms are required to adhere to a strict code of ethics and professional standards. RICS is a member of the Chartered Institute of Building (CIOB). RICS is a member of the Chartered Institute of Environmental Health (CIEH). RICS is a member of the Chartered Institute of Building Services (CIBS). RICS is a member of the Chartered Institute of Building Services (CIBS). RICS is a member of the Chartered Institute of Building Services (CIBS).

0203 290 2647 | 0203 9415 0239  
 www.coleharding.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.