



## Morley Avenue, London, N22 6NP

£510,000



Cole Harding is thrilled to present this warm two bedroom Victorian mid-terrace located in the sought after area of Noel Park Wood Green.

The property boast lovely open plan large living area, newly fitted kitchen with granite work surfaces, three peice bathroom suite, south facing 40 ft garden and two double bedrooms.

The property is being offered on a chain free basis, and comes with refurbish works to the electrics (Certs included in the sale) new boiler (gas safety included) modern double glazing, fire place, flooring and new roof to the rear.

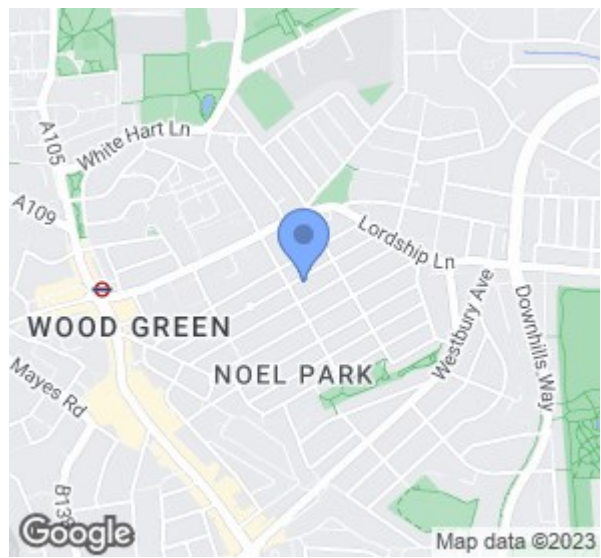
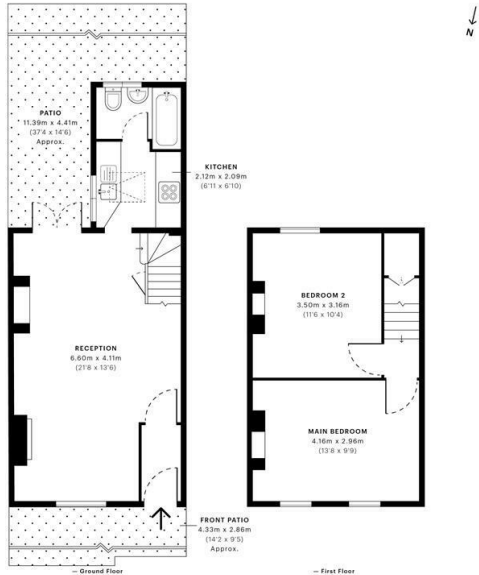
The property is in the catchment for Noel Park primary school and St Thomas More which rate outstanding on ofsted.

Walking distance to Wood Green Tube station, Wood Green shopping center and lots of local amenities.

- Two Bedroom House
- Freehold
- New kitchen
- South facing garden
- modern finish throughout
- Chain free
- Close to Wood Green tube station
- Excellant school catchments

### Viewing

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		66	
(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	

0138 266 182 85 (ext) | 0203 644 1807 (ext) | 0203 659 1200 (ext) | 0203 659 1201 (ext)

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