



Fabulous three-bedroom semi-detached house, situated within a sought-after conservation area, offering modern, well-appointed accommodation throughout. The property has been well maintained and comprises two spacious reception rooms, a stunning kitchen/diner with Velux windows and utility/WC, an en-suite master bedroom and stylish family bathroom and possesses a wealth of original features including high ceilings, cornicing, picture rails, original sash windows and exposed wooden floors. The house features front and back gardens, with side and rear access to a charming south-facing rear garden of approx. 85' 0 that includes an 18' 0 x 10' 0 home office/workshop. The property also offers further scope for development, subject to the necessary planning consent, with a loft space suitable for conversion.

Thorold Road, London, N22 8YE

£825,000 Freehold

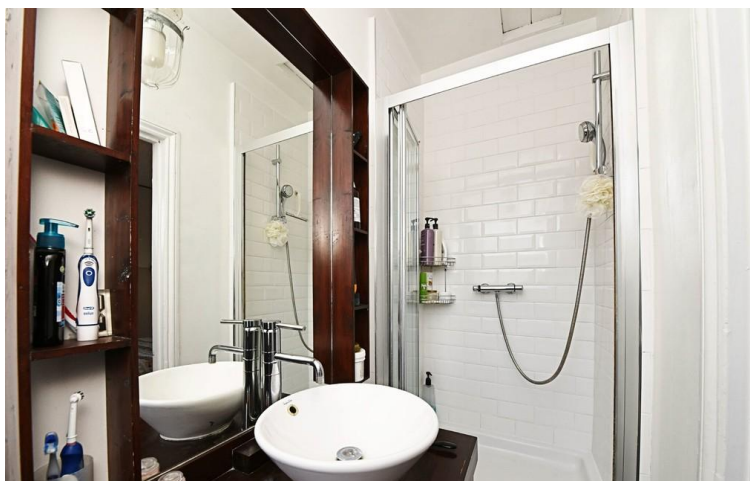
HOBARTS ESTATE AGENTS

3 Crescent Road, Alexandra Park, London, N22 7RP

sales@hobartsproperty.co.uk

www.hobarts.co.uk

0208 889 4322

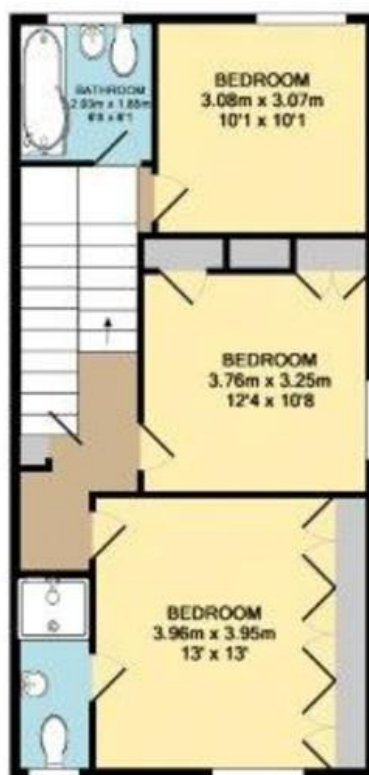


- Three Good Size Bedrooms
- Kitchen/Dining Room with separate Utility/WC
- 85' South Facing Rear Garden
- Close to Bowes Park National Rail
- Loft Space Potential

- Two Bright Reception Rooms
- Additional En-Suite to Mater Bedroom
- Sought-After Conservation Location
- Workshop/Home Office to Rear
- Close to Shops/Cafes/All Amenities



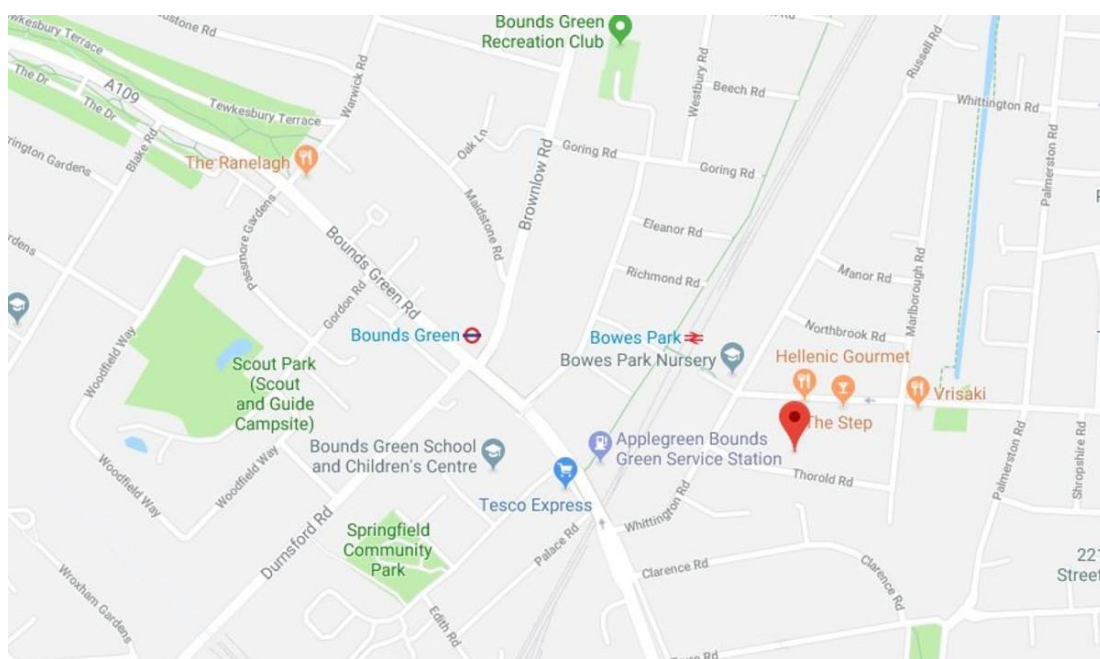
GROUND FLOOR
APPROX. FLOOR
AREA 80.9 SQ.M.
(871 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 54.0 SQ.M.
(581 SQ.FT.)

TOTAL APPROX. FLOOR AREA 134.9 SQ.M. (1452 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metronix GC01B



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
	71
Not energy efficient - higher running costs	
	42
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
	73
Not environmentally friendly - higher CO ₂ emissions	
	45
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure:
Freehold

Local Authority:
Haringey London
Borough Council

Viewings:
Strictly by appointment via
HOBARTS ESTATE AGENTS
020 8889 4322

Contact:
3 Crescent Road
London N22 7RP

sales@hobartsproperty.co.uk
www.hobarts.co.uk

rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.