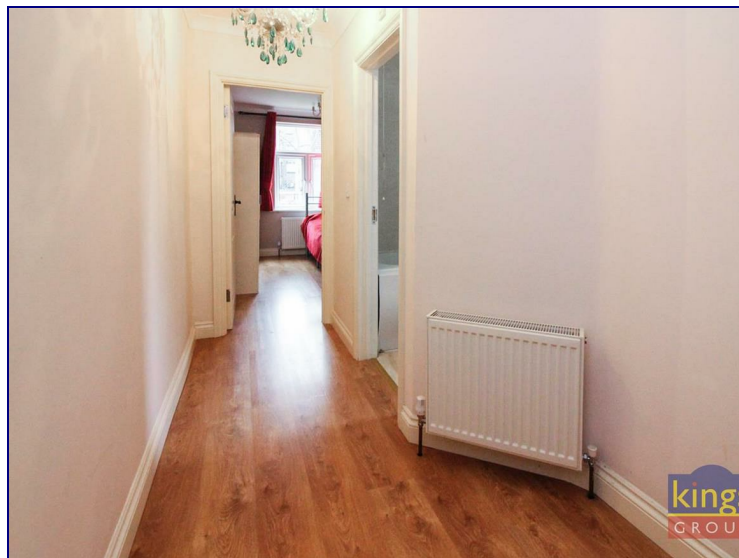


Mayes Road, London, N22 6UP



Asking Price £795,000

Kings Group are pleased to present Mayes Road, N22. A SPACIOUS SEMI DETACHED property.

The property has been newly refurbished and comprises of SIX DOUBLE BEDROOMS, TWO RECEPTION ROOMS, TWO bathrooms and a very GENEROUS 19ft fully fitted Kitchen. Bedrooms Five and Six have been created from a loft conversion and are both beautiful and light spaces.

The property is set over THREE LEVELS and boasts Gas Central heating (Untested) and Double Glazed Windows throughout.

This property will make a great investment or family home for those looking to up size.

EPC Rating: E

Total Floor Area: 98 SqM

Mayes Road is conveniently located next to Wood Green's Shopping center, The Mall shopping and moments from the High Street shopping area. There are also EXCELLENT TRANSPORT LINKS at Wood Green & Turnpike Lane Underground and Alexandra Palace Overground stations, as well as multiple BUS ROUTES around the city.

Alexandra Palace is a short bus ride away for the boating lake and historical sights of Alexandra Palace, as well as breath taking panoramic views of London.

Entrance Hall

Front door into hall, coved to ceiling, double radiator, power point and tiled flooring.

Under stair Wet Room

Full tiled wall and flooring, wall mounted shower attachment, wash hand basin set over vanity unit, heated towel rail and low level w.c.

Reception Room One

11'09 x 14'09 (3.58m x 4.50m)

UPVC double glazed windows to front aspect, double radiator, television point, telephone [point, power point and laminate wood effect flooring.

Reception Room Two

9'10 x 11'05 (3.00m x 3.48m)

UPVC double glazed window to rear aspect, coving to ceiling, double radiator, television point, power point and laminate wood effect flooring.

Kitchen

19'07 x 11'02 (5.97m x 3.40m)

UPVC double glazed window to side and rear aspect, range of wall and base units with roll top work surfaces incorporated, stainless sink and drainer unit, space and plumbing for washing machine and dishwasher, gas hob and oven, chimney style extractor, power point and laminate wood flooring.

First Floor Landing

Laminate wood effect flooring, power point and doors to:-

Bathroom One

UPVC double glazed opaque window, tiled walls, shower cubicle, wash hand basin set over vanity unit, low level flush w.c, heated towel rail, extractor fan and tiled flooring.

Bedroom One

11'05 x 9'10 (3.48m x 3.00m)

UPVC double glazed window to rear aspect, double radiator and power point.

Bedroom Two

11'01 x 8'11 (3.38m x 2.72m)

UPVC Double glazed opaque window to rear aspect, double radiator, power point and laminate wood flooring.

Bedroom Three

8'09 x 11'11 (2.67m x 3.63m)

UPVC double glazed window to front aspect, double radiator, power point and laminate wood effect flooring.

Bedroom Four

6'07 x 8'11 (2.01m x 2.72m)

UPVC double glazed window to front aspect, power point and laminate wood effect flooring.

Bedroom Five

15'08 x 7'06 (4.78m x 2.29m)

Double glazed Velux window to front aspect, television point, power point and laminate wood effect flooring.

Bedroom Six

15'08 x 7'06 (4.78m x 2.29m)

Double glazed Velux window to front aspect, television point, power point and laminate wood effect flooring.

Bathroom Two

UPVC double glazed opaque window, panel enclosed bath with shower attachment within, wash hand basin set over vanity unit, low level flush, extractor fan, tiled walls and tiled flooring.

Rear Garden

approx 60-70' (approx 18.29m-21.34m)

Mainly laid to lawn, outdoor tap and outdoor lighting.

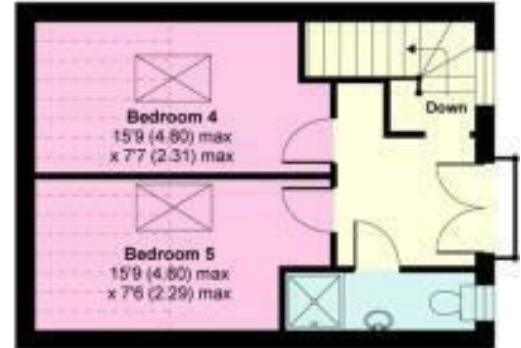


Mayes Road, Wood Green, London, London, N22

APPROX. GROSS INTERNAL FLOOR AREA 1396 SQ FT 129.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



FIRST FLOOR
abt 563 SQFT (INTERNAL)



SECOND FLOOR
abt 253 SQFT (INTERNAL)



GROUND FLOOR
abt 580 SQFT (INTERNAL)



Denotes restricted head height

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		52	56
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		46	48
		EU Directive 2002/91/EC	



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