

kings GROUP

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Partridge Way, London, N22 8DW
Offers In Excess Of £400,000

- Three Bedroom Terraced House
- Garden
- First Floor Family Bathroom
- Ample Storage Space Throughout
- Popular Wood Green Location
- Spacious Reception Room
- Downstairs W/C
- In Need of Modernisation
- Chain Free
- EPC Rating: D

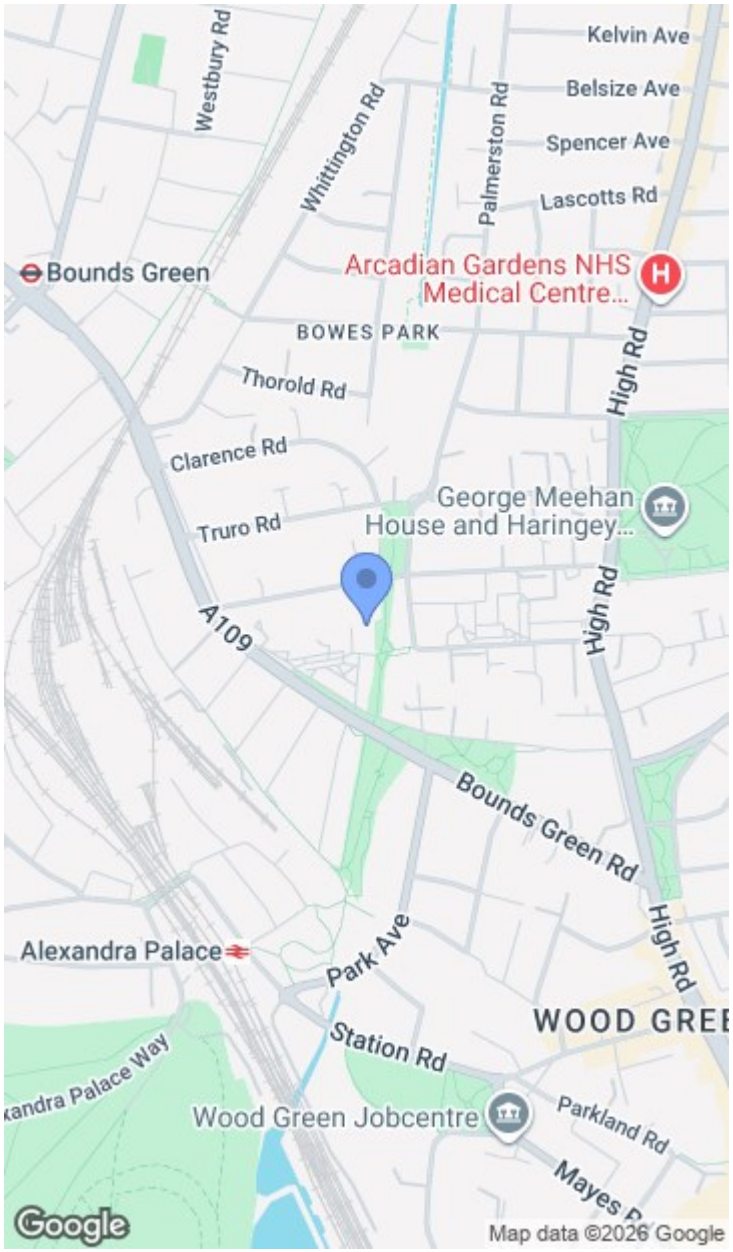
Kings Group are pleased to present this three-bedroom terraced family home, offering excellent potential for buyers looking to modernise and create a home tailored to their own style.
The ground floor comprises a spacious reception room, a separate kitchen, and a convenient downstairs W/C, providing a practical layout for everyday family living. The property also benefits from generous storage space throughout, enhancing functionality and usability.

Upstairs, the accommodation includes three well-proportioned bedrooms and a family bathroom, making the property ideal for families, first-time buyers, or investors alike. While the house is in need of modernisation, it presents a fantastic opportunity to add value and personalise throughout.

Partridge Way is ideally located within Wood Green, N22, offering excellent access to local amenities, schools, and green spaces. Wood Green High Street is within easy reach, providing a wide selection of shops, restaurants, and leisure facilities. Wood Green Underground Station (Piccadilly Line) is nearby, offering direct links into Central London, while multiple bus routes serve the surrounding areas.

This is a superb opportunity to acquire a family home with strong potential in a popular North London location. Viewing is highly recommended.

Council Tax Band: D
Construction Type: TBC
Flood Risk: Rivers & Seas – Very Low | Surface Water – Very Low





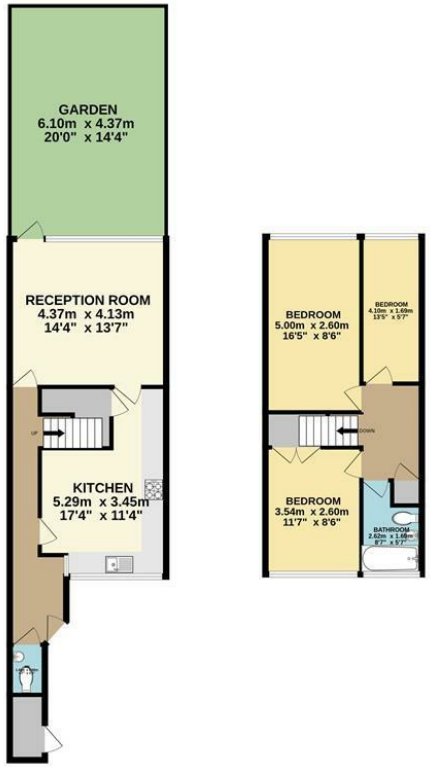






GROUND FLOOR
47.1 sq.m. (507 sq.ft.) approx.

1ST FLOOR
41.2 sq.m. (443 sq.ft.) approx.



PARTRIDGE WAY, N22

TOTAL FLOOR AREA : 88.3 sq.m. (950 sq.ft.) approx.

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