



Castles

OFFERS IN EXCESS OF  
**£640,000**  
**Berners Road**  
Wood Green, N22 5NE

Castles

## PROPERTY SUMMARY

Superbly Located Just Moments from Wood Green Station and High Street Amenities!

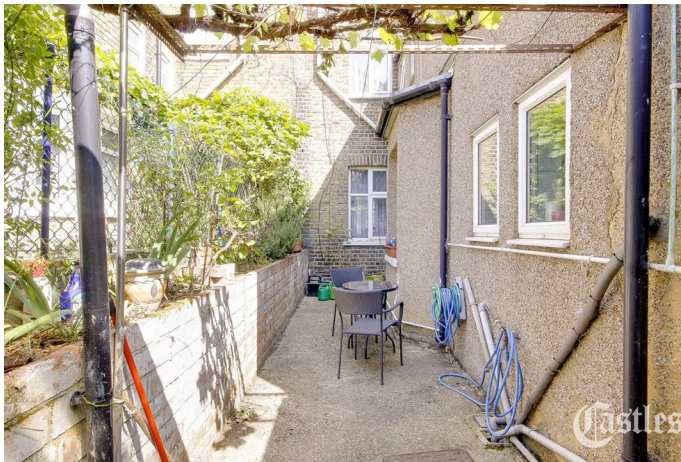
An excellent opportunity to acquire this extended three-bedroom family home, ideally positioned for convenience and lifestyle. Benefiting from a garage with rear access, this property offers over 1,195 sq ft of versatile living space and presents outstanding potential for refurbishment to suit your personal taste.

Internally, the home features a bright and spacious lounge opening to the dining room, perfect for entertaining, along with a separate extended kitchen/breakfast room that leads directly into a good size utility room and a handy guest cloakroom.

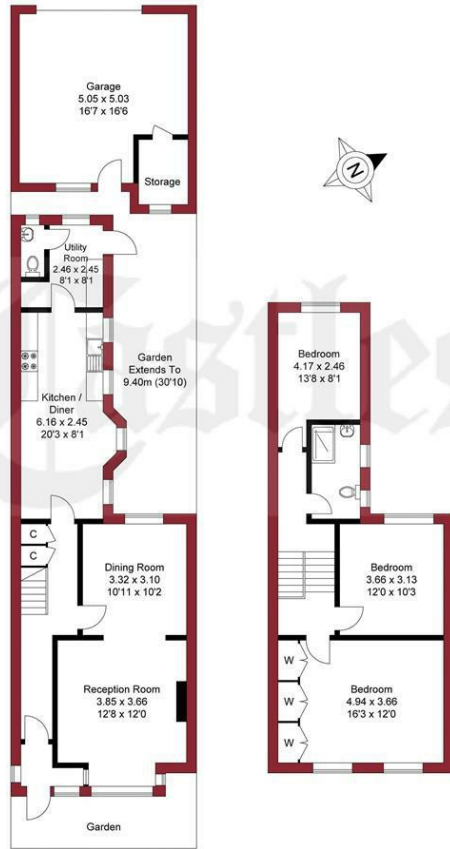
Upstairs, the first floor hosts a family bathroom, three well-proportioned bedrooms, including a master bedroom with fitted wardrobes.

Whether you're looking to create your dream home or invest in a property with great potential, this house ticks all the boxes.





APPROXIMATE GROSS INTERNAL AREA  
 111.06 sqm / 1195.44 sqft (Excluding Garage)  
 137.37 sqm / 1478.63 sqft (Including Garage)



GROUND FLOOR FIRST FLOOR  
 THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

For a guide to the area please scan this code for more information



House - Terraced  
 Freehold  
**Council:**  
**Council Tax Band:** E  
**Lease Remaining:** n/a  
**Service Charge:** n/a  
**Ground Rent:** n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

78 Green Lanes  
 Palmers Green  
 London  
 N13 6BE

**OFFICE DETAILS**

020 8888 6081  
 www.castles.london

