

## 2 Bedroom House For Sale

**£599,995**

**32 Warberry Rd  
Wood Green  
London  
N22 7TQ**

**etb london**



### Key Features

- 2 double bed, 1 bath
- Rear garden 13ft x 16ft
- Bespoke sash windows
- Double glazing throughout
- New Worcester boiler
- Potential for development
- Quiet Street
- Street parking (permit required)
- 6 min walk to Wood Green Stn
- 7 min walk to Alexandra Palace Stn

**ETB London are delighted to introduce this fantastic 2 double bed freehold terraced house which is located on a lovely, quiet and well kept cul-de-sac.**

**Large reception area and living room which lead directly through to the kitchen. The back garden is paved, with bushes and shrubs around the outside.**

**Bespoke sash windows, all double glazed throughout the property.**

**Under-stairs storage, cupboards and shelving units in living room provide a decent amount of storage space.**

**Laminate 'oak effect' flooring throughout the whole of the ground floor.**



**The kitchen is equipped with a gas hob, an AEG oven, Lamona fridge/freezer and a Beko washing machine (all of which can be left if desired). Good amount of kitchen storage space, with the white gloss Howdens cabinets.**

**The garden has a patio, and a side path that leads around the side of the kitchen. It can be accessed from two points from the kitchen. No access from the main street. Garden is 13ft x 16ft, with shrubs and bushes around the perimeter.**

**Decent storage space under the stairs, as well as shelving units and cupboards in the reception area.**



**Two double bedrooms on first floor.**

**Bedroom 1:**

**Very good size, with lots of light from two sash windows. View over main street, but quiet due to it being towards the end of the cul-de-sac.**



**Bedroom 2:**

**Again good size double bedroom, with view over the back of the property.**

**Carpets laid over whole staircase and top floor landing and bedrooms.**



**Bathroom has a bath with a shower, shower screen, mirrored cabinet and toilet.**

**Access to the loft from first floor landing via pull down ladder. Loft insulated, has wooden floor and light switch.**

## **Development potential**

**Property has the potential for development, thorough inspection would need to be carried out however we have outlined below what could be possible.**

- Extending the width and length of the kitchen over the outside space.**
- Extending the upstairs from the second bedroom, over the kitchen.**
- Developing the loft space. When the current owner looked into this, they were told it was possible with the first floor ceiling being lowered by 1 inch.**



GROSS INTERNAL AREA  
 FLOOR 1: 41 m<sup>2</sup>, FLOOR 2: 28 m<sup>2</sup>  
 TOTAL: 69 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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## Local amenities

- 0.18 miles Morrisons Supermarket
- 0.23 miles Sainsbury's Supermarket
- 0.37 mile Lidl
- 0.1 miles to local café's restaurants
- 0.08 miles to nearest Primary School
- 0.2 miles to nearest Secondary School

## Travel links

- 0.17 miles Wood Green underground
- 0.27 miles Alexandra Palace Rail Stn
- 0.67 miles Bowes Park Rail Stn
- 0.72 miles Turnpike Lane underground
- 0.8 miles Hornsey Rail Stn
- 1.41 miles Palmers Green Rail

