
Castles
GUIDE PRICE
£450,000 - £475,000 Freehold
Farrant Avenue
N22
Castles

PROPERTY SUMMARY

Guide Price £450,000 – £475,000

A beautifully presented two-bedroom house situated on a quiet, tree-lined residential road in a desirable N22 location, being offered on a chain free basis and providing well-proportioned accommodation with the flexibility to adapt the layout to suit individual requirements. The property offers an excellent balance of comfortable living and practical space, complemented by a private garden, making it an ideal choice for first-time buyers, couples or those seeking a well-connected North London home.

The ground floor features a welcoming reception room, providing an inviting setting for relaxing and entertaining. The current layout offers excellent versatility, with the flexibility to reconfigure the accommodation to create a layout better suited to the needs of the incoming owner, subject to any necessary consents. This adaptability makes the property appealing to buyers looking to personalise their home.

The accommodation currently provides two bedrooms and three shower rooms, offering excellent convenience for residents and guests alike, while the versatile arrangement provides scope for various living configurations. The private garden provides a valuable outdoor space for relaxing, entertaining and enjoying the warmer months.

Farrant Avenue is ideally positioned for access to a wide range of local amenities, including shops, cafés, restaurants and everyday services. The area is well served by local bus routes, providing convenient connections towards Palmers Green, Wood Green, Southgate and surrounding areas. Underground services are also accessible from nearby Wood Green station (Piccadilly Line), offering convenient connections towards central London and beyond. The area also benefits from green open spaces, further enhancing the appeal of this established residential setting.

Offering versatile accommodation, a private garden and scope to tailor the layout, this is an excellent opportunity to acquire a well-positioned home.

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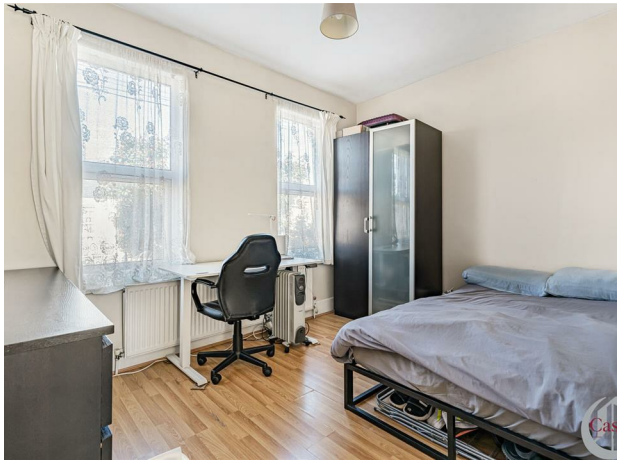








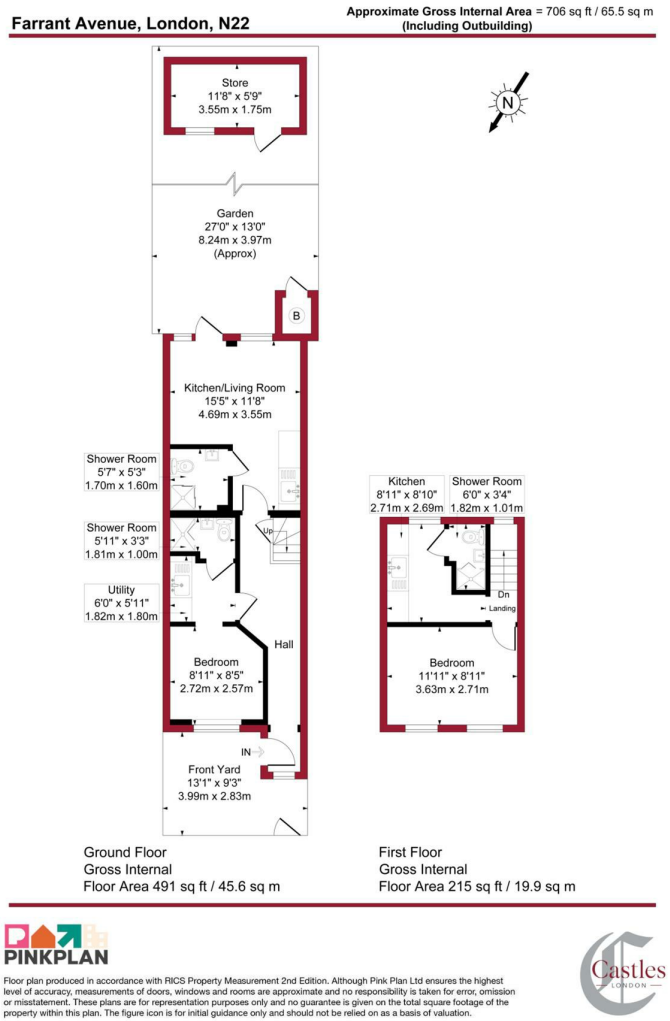








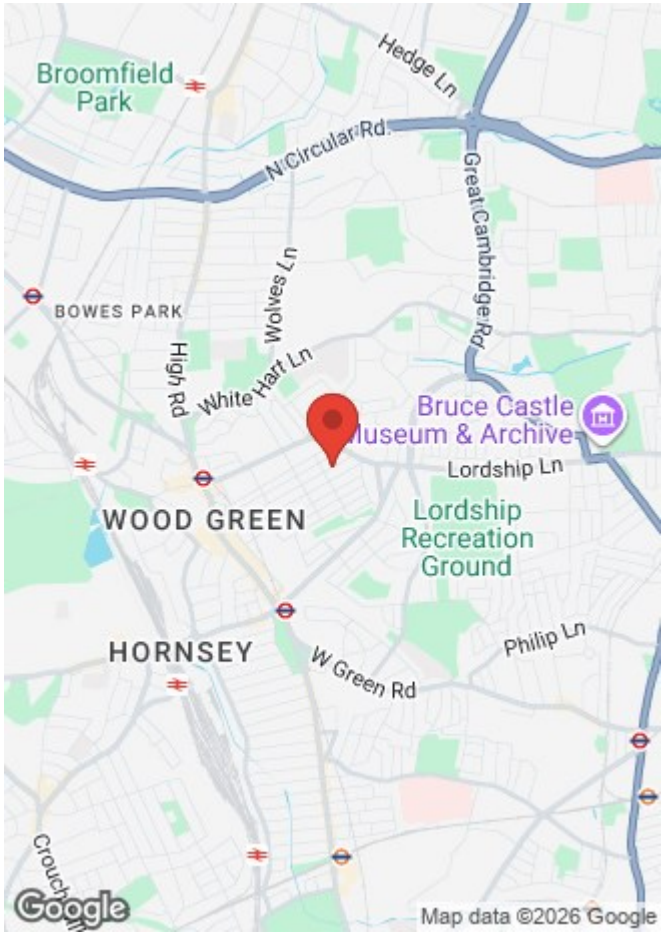




Transport:
Wood Green is exceptionally well connected, making it a highly convenient location for commuters and families alike. Wood Green Underground Station provides Piccadilly Line services with direct access into Central London, including King's Cross, Covent Garden and the West End, with connections towards Heathrow Airport. The area is also served by an extensive network of local bus routes, providing convenient links to neighbouring areas including Palmers Green, Bounds Green, Muswell Hill, Alexandra Palace and Tottenham. Excellent road connections via the A406 North Circular and M25 further enhance accessibility, making Wood Green particularly well placed for both London and wider travel.

Shopping & Leisure:
Wood Green offers an extensive and varied selection of shopping, dining and leisure amenities. The area is centred around Wood Green High Road and The Mall Wood Green, providing a wide choice of established retailers, independent shops, cafés, restaurants, supermarkets and everyday conveniences. The nearby Green Lanes further expands the selection of dining and lifestyle options, while residents can enjoy an excellent choice of green open spaces close by, including Alexandra Park and the grounds surrounding Alexandra Palace. With its combination of excellent transport connections, extensive amenities and access to attractive recreational spaces, Wood Green remains a popular and well-established North London location.

Directions to office:
Conveniently located on Green Lanes, Palmers Green, just a short walk from Palmers Green Mainline Station. Visitors travelling by car will find limited pay and display parking along Green Lanes and nearby.



House

Freehold

Council: Haringey

Council Tax Band: C

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

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