



**Sandford Avenue, N22**

Guide Price £575,000-£600,000

Freehold

**Castles**

## Sandford Avenue, N22 5EJ

A beautiful and charming THREE BEDROOM family home spanning over Approx 910 sqft. Internal accommodation comprises; a bright and airy double reception room with dining space and separate fitted kitchen providing access to a rear garden. The first floor offers three bedrooms and a family bathroom. Superbly positioned, only 0.8 miles away from Wood Green Underground Station (Piccadilly line) and shopping centre. Enjoy excellent connectivity to central London and the surrounding areas.

EPC Rating: D  
Current: 65 Potential: 89

Council Tax Band: D

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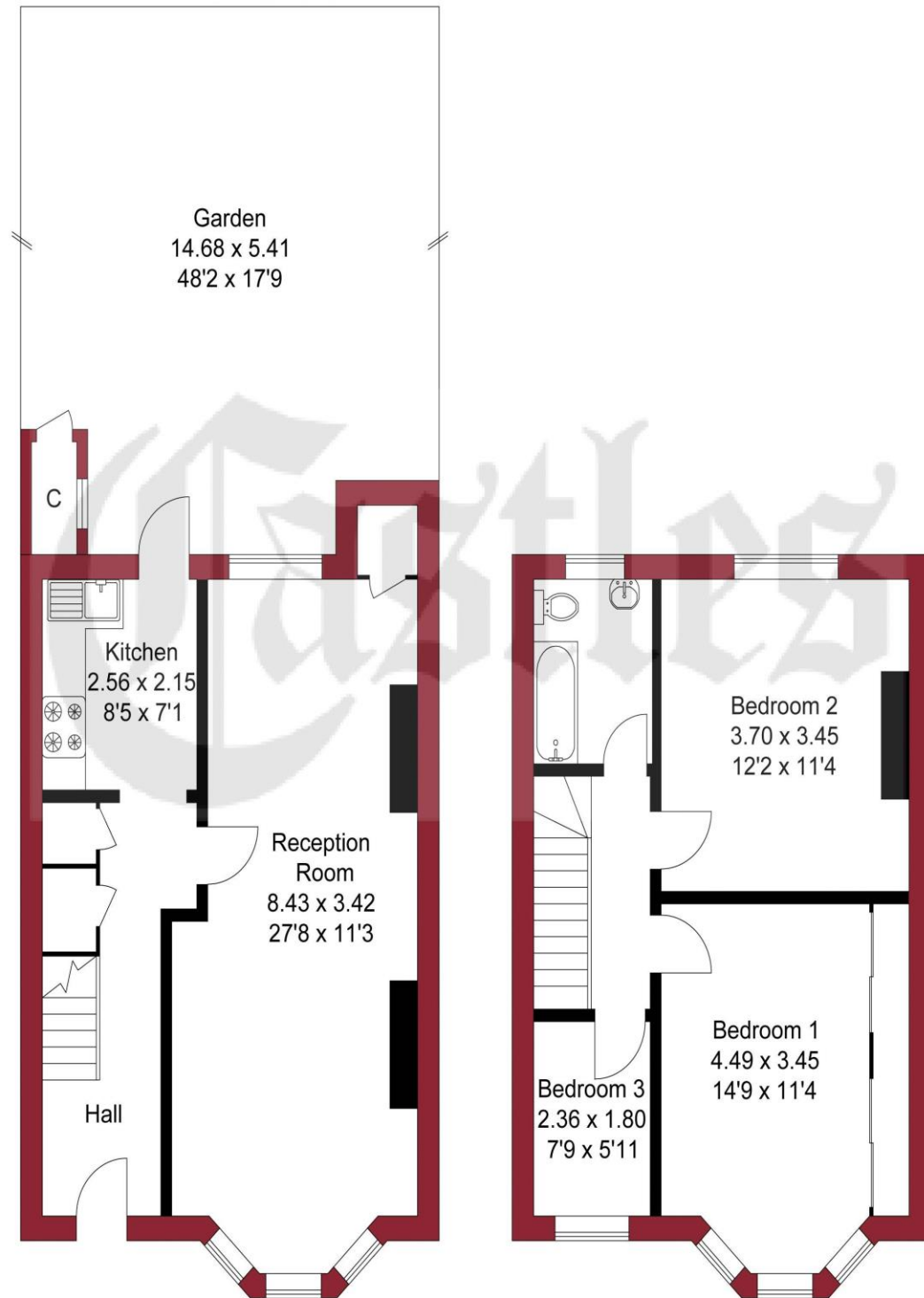
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**APPROXIMATE GROSS INTERNAL AREA**

84.63 sqm / 910.94 sqft



GROUND FLOOR

FIRST FLOOR

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**An overview of Wood Green**

Wood Green is a small, vibrant town located on the outskirts of North London which has a diverse population and historic architecture. There is a diverse selection of shops, restaurants, independently- owned bars and cafes, beauty salons, sport facilities and recreational grounds. Many of the bars, restaurants and cafes overlook the beautiful open space of Broomfield Park.

**History**

In the latter half of the 19th century and before urbanisation Wood Green was part of Tottenham and covered by woodland called Tottenham Wood, hence the original name of the area, Tottenham Wood Green. The 18 acre area was auctioned off as 'Wood-Green' in 9 separate plots on 13 August 1806 by local agent Prickett and Ellis at Garraway's Coffee house in Cornhill, London.

**Housing Stock**

With its vast array of both Edwardian and Victorian properties and the progressive emergence of modern high specification developments, Wood Green attracts many different types of property buyers and tenants, from professionals and families to first-time buyers and students. It is also very popular with buy-to-let investors. Property prices and rents reflect the predominately affluent area.

**Shopping, food and drink**

Wood Green Shopping Centre offers an array of shops, services, restaurants, bars and cafes, with a perfect blend of old and new. Shops on Green Lanes include upmarket restaurants and supermarkets as well as numerous cafes/ coffee shops and bars spilling out onto the pavements. Whether one is looking for traditional English grub or somewhere that serves something a little more Mediterranean, there is no shortage of options, elegant restaurants, bars and pubs to suit all tastes.

**Recreational Grounds & Amenities**

There are plenty of open green spaces in and around the area, including Woodside Park. Additionally there are a number of fitness centres, Tennis & Cricket clubs and Arnos Grove swimming pool.

**Transportation**

Wood Green has excellent transport links with Bowes Park British Rail Stations nearby as well as links to Central London via Bounds Green & Wood Green tube stations. The area is also served by popular bus routes along Green Lanes. Bus routes 34, 102, 121, 141, 232, 329, W6, W9 and the N29 all operate locally. The North Circular Road and A10 are the main trunk roads and the A111 through Southgate gives access to the M25 motorway at junction 24.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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