



Biddestone Road, N7 9RA

£1,000,000 Freehold



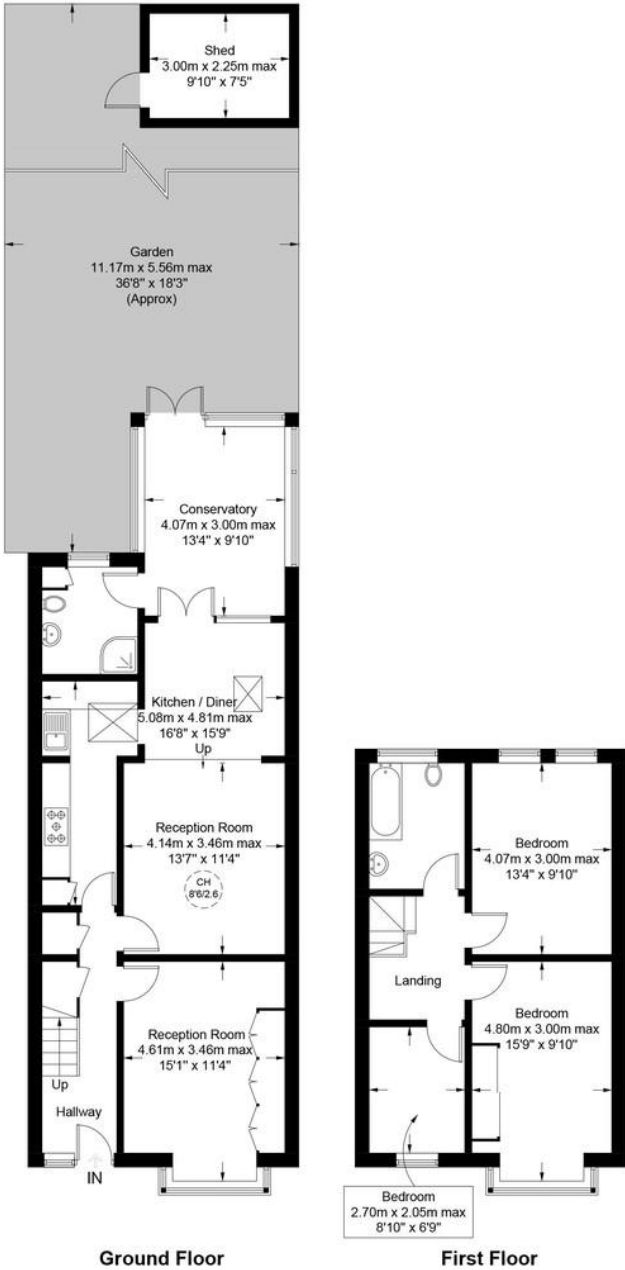
A delightful, mid-terraced family home located opposite the entrance to Biddestone Park and benefitting from almost 1,300 square feet of living space. This freehold house comprises three bedrooms, two reception rooms, a kitchen/dining room opening on to a large conservatory, family bathroom, separate shower room and a south-west facing rear garden. The property would lend itself to nicely to a rear extension and/or an attic extension for buyers looking to add additional living space and value.

Biddestone Road is within has easy access of the Underground at Holloway Road (Piccadilly Line) and the Overground at Highbury and

- 1294 sqft / 120.2 sqm
- 3 bedrooms
- 2 bathrooms
- Freehold
- Chain free
- Private garden
- 2 reception rooms
- Good transport links

Biddestone Road, N7

Approximate Gross Internal Area = 1294 sq ft / 120.2 sq m
 Shed = 72 sq ft / 6.7 sq m
 Total = 1366 sq ft / 126.9 sq m



Certified
 Property
 Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID951043)

DAVID
 ANDREW

Your
 most
 valuable
 asset

Agent's Note:
 Whilst Care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations of statement or fact. Prospective applicants must make and rely upon their own enquiries and those of their professional representatives. The company accepts no liability for any error contained in these particulars.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		