



**BLUEPRINTS & CO.**  
P R O P E R T I E S

Sales - Lettings - Management - Mortgages



## Woolmer Road

London, N18 2JS

**Offers over £370,000**



Blueprints & Co Properties are delighted to offer this Three Bedroom 1930's Mid Terrace Property, This house is benefiting from Two reception Room, Fitted Kitchen, downstairs Family Bathroom, Private Front and Rear Garden and Situated in Highly Sought After Location which allows great access to local amenities/ Schools. The property offers Great Transport Links to the city, closest Stations Angel Road Station / Edmonton Green Station which takes you to Liverpool Street within approximately 15 minutes. It is Ideal for first time buyers as well as offering great investment opportunity. The property is Moments away from all the supermarkets which includes, Tesco, Next Home, Ikea, Currys and you also have access to the well Known Edmonton Green indoor shopping Centre. Offering Great potential to extend. (STPP)



## Features

Private garden  
Central heating  
Double glazing  
Situated over two floors

## Description

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## Reception Room 1

A well presented spacious front reception room with a large beautiful double glazed bay window witch really open up the space and provides great lighting. A great space for family or cosy communal space for tenants.

## Kitchen

This property comes equipped with a generously designed fitted kitchen with beautiful marble countertops and sound stone flooring.

## Reception Room 2

This property provides a quaint cosy rear reception room with potential to convert to a bedroom, dinning room or conservatory over looking the garden.

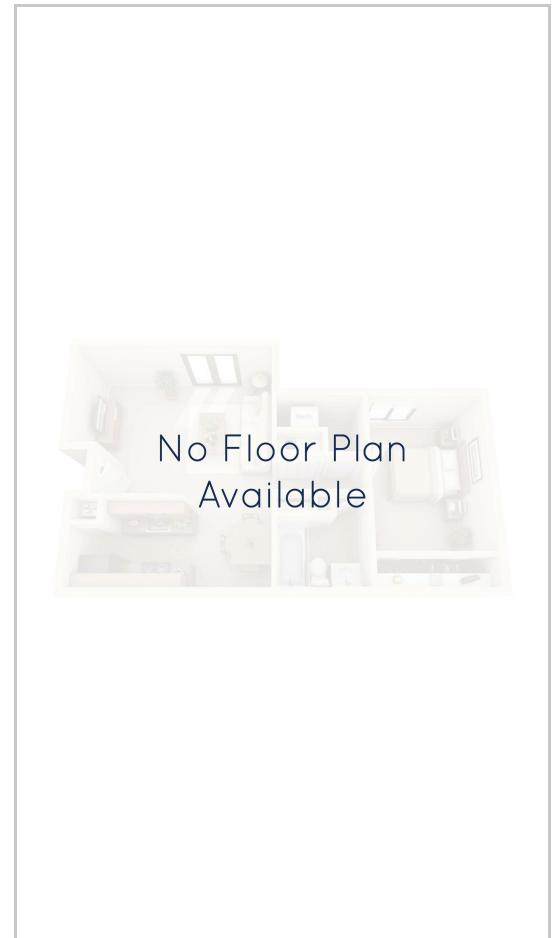
## Garden

This property benefits from a cosy private garden space with outstanding tiled flooring

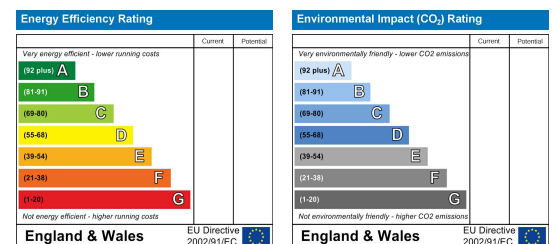
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.