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39 - 40 Grand Parade  
Haringey N4 1AQ  
Tel: 0208 802 5800

Mayes Road, London, N22 6UP  
Asking Price £795,000

Kings Group are pleased to present Mayes Road, N22. A SPACIOUS SEMI DETACHED property.

The property has been newly refurbished and comprises of SIX DOUBLE BEDROOMS, TWO RECEPTION ROOMS, TWO bathrooms and a very GENEROUS 19ft fully fitted Kitchen. Bedrooms Five and Six have been created from a loft conversion and are both beautiful and light spaces.

The property is set over THREE LEVELS and boasts Gas Central heating (Untested) and Double Glazed Windows throughout.

This property will make a great investment or family home for those looking to up size.

EPC Rating: E

Total Floor Area: 98 SqM

Mayes Road is conveniently located next to Wood Green's Shopping center, The Mall shopping and moments from the High Street shopping area. There are also EXCELLENT TRANSPORT LINKS at Wood Green & Turnpike Lane Underground and Alexandra Palace Overground stations, as well as multiple BUS ROUTES around the city.

Alexandra Palace is a short bus ride away for the boating lake and historical sights of Alexandra Palace, as well as breath taking panoramic views of London.

**Entrance Hall**  
Front door into hall, coved to ceiling, double radiator, power point and tiled flooring.

**Under stair Wet Room**  
Full tiled wall and flooring, wall mounted shower attachment, wash hand basin set over vanity unit, heated towel rail and low level w.c.

**Reception Room One**  
**11'09 x 14'09 (3.58m x 4.50m)**  
UPVC double glazed windows to front aspect, double radiator, television point, telephone point, power point and laminate wood effect flooring.

**Reception Room Two**  
**9'10 x 11'05 (3.00m x 3.48m)**  
UPVC double glazed window to rear aspect, coving to ceiling, double radiator, television point, power point and laminate wood effect flooring.

**Kitchen**  
**19'07 x 11'02 (5.97m x 3.40m)**  
UPVC double glazed window to side and rear aspect, range of wall and base units with roll top work surfaces incorporated, stainless sink and drainer unit, space and plumbing for washing machine and dishwasher, gas hob and oven, chimney style extractor, power point and laminate wood flooring.

**First Floor Landing**  
Laminate wood effect flooring, power point and doors to:-

**Bathroom One**  
UPVC double glazed opaque window, tiled walls, shower cubicle, wash hand basin set over vanity unit, low level flush w.c, heated towel rail, extractor fan and tiled flooring.

**Bedroom One**  
**11'05 x 9'10 (3.48m x 3.00m)**  
UPVC double glazed window to rear aspect, double radiator and power point.

**Bedroom Two**  
**11'01 x 8'11 (3.38m x 2.72m)**  
UPVC Double glazed opaque window to rear aspect, double radiator, power point and laminate wood flooring.

**Bedroom Three**  
**8'09 x 11'11 (2.67m x 3.63m)**  
UPVC double glazed window to front aspect, double radiator, power point and laminate wood effect flooring.

**Bedroom Four**  
**6'07 x 8'11 (2.01m x 2.72m)**  
UPVC double glazed window to front aspect, power point and laminate wood effect flooring.

**Bedroom Five**  
**15'08 x 7'06 (4.78m x 2.29m)**  
Double glazed Velux window to front aspect, television point, power point and laminate wood effect flooring.

**Bedroom Six**  
**15'08 x 7'06 (4.78m x 2.29m)**  
Double glazed Velux window to front aspect, television point, power point and laminate wood effect flooring.

**Bathroom Two**  
UPVC double glazed opaque window, panel enclosed bath with shower attachment within, wash hand basin set over vanity unit, low level flush, extractor fan, tiled walls and tiled flooring.

**Rear Garden**  
**approx 60-70' (approx 18.29m-21.34m)**  
Mainly laid to lawn, outdoor tap and outdoor lighting.

