

Surr Street, Islington, London, N7

Guide Price: £700,000

Freehold

Surr Street, Islington, London, N7

A bright and spacious three-bedroom Freehold House, further benefiting from a versatile loft room and private South-East facing garden, ideally positioned within a peaceful cul-de-sac in the sought-after Hillmarton Conservation Area. Enjoying attractive views across landscaped gardens, the property offers approximately 1,124 sq. ft. of flexible living accommodation, conveniently located moments from Caledonian Park and within easy reach of Caledonian Road Underground Station and King's Cross / St Pancras International.

The ground floor opens into a welcoming entrance hall, with a convenient guest cloakroom/W.C., leading through to a recently fitted open-plan kitchen and dining area. The kitchen features a comprehensive range of wall and base units, generous worktop and preparation space, and attractive tiled splashbacks.

To the rear, the spacious reception room provides an excellent area for both relaxing and entertaining, with impressive floor-to-ceiling glazed double doors opening directly onto the private South-East facing garden. The garden offers a pleasant combination of mature lawn, glass green house and paved seating areas, creating an ideal space for outdoor dining and relaxation.

On the first floor are two generous double bedrooms, a well-proportioned third bedroom and a modern three-piece family bathroom, finished with complementary wall and floor tiling.
A further feature is the fully insulated loft room, complete with a Velux roof window and useful eaves storage. This versatile space would make an ideal home office, study or hobby room.

- Freehold
- Three Bedroom House
- Loft Room
- Approximately 1,124 Sq Ft
- South-East Facing Garden
- Modern Fitted Kitchen
- Separate Reception Room
- Three Piece Bathroom Suite



Total Area: 104.4 m² ... 1124 ft² (excluding garden, eaves storage)
All measurements are approximate and for display purposes only



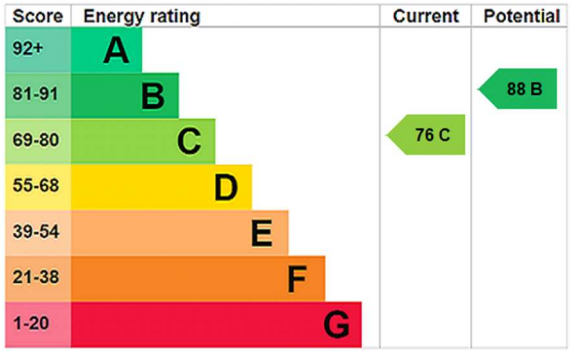












Drivers & Norris - Drivers & Norris

407-409 Holloway Road
Islington
N7 6HP

T: 020 7607 5001
E: info@drivers.co.uk
www.drivers.co.uk

Drivers and Norris Ltd t/a Drivers and Norris is a limited company registered in England and Wales. Company Registration Number: 00696136. Registered office: Balfour House, 741 High Road, London, N12 0BP.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.