



www.kings-group.net

473 High Street
Tottenham N17 6QA
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Radley Road, London, N17 6RH
Offers In Excess Of £610,000

Kings Group are pleased to present this four bedroom Victorian period house benefiting from an abundance of original features. This larger than average property has been well maintained throughout benefits from two bright and airy reception rooms, spacious and modern fitted kitchen with ample dining space, downstairs w/c and approximately 45ft rear garden. The first floor boasts three double bedrooms, a good size fourth bedroom and a two piece family bathroom suite with a separate w/c. This will be an ideal opportunity for a family or investor.

Located in the heart of Tottenham, the property is situated 0.3 miles away from Bruce Grove Overground Station and benefits from the regeneration currently taking place in the area. Bruce Grove Primary School is a short walking distance away and the excellent bus and transport links provides easy access to the surrounding areas and Central London. The historic Bruce Castle Museum and Bruce Castle Park is a short walk away and the property is moments away from local shops, amenities and schools.

Reception Room
14'8" x 12'1" (4.49 x 3.69)

Double glazed bay window to front aspect, coving to ceiling, double radiator and gas heater, picture rail, fitted carpet, phone point, TV aerial point and power points.

Dining Room
11'5" x 10'2" (3.48 x 3.10)

Coving to ceiling, single radiator and gas heater, fitted carpet, power points and leading to garden.

Kitchen
22'1" x 10'6" (6.74 x 3.21)

Range of base and wall units with granite effect roll top work surfaces, integrated cooker, electric oven and hob with extractor hood, stainless steel sink and drainer unit, space for fridge freezer, plumbing for washing machine, spotlights, power points and door leading to garden.

WC
4'7" x 2'6" (1.40 x 0.78)

Double glazed window to side aspect, double radiator, laminate flooring, hand wash basin with mixer tap and low level flush WC.

First Floor Landing

Bathroom
6'9" x 5'2" (2.08 x 1.58)

Three piece bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, extractor fan, single radiator, vinyl flooring and double glazed window to side aspect.

Bedroom One
16'1" x 14'7" (4.91 x 4.47)

Double glazed sash window to front aspect, single radiator and gas heater, fitted carpet, built in storage cupboard, TV aerial point and power points.

Bedroom Two
11'4" x 10'3" (3.47 x 3.14)

Double glazed window to rear aspect, double radiator and gas heater, fitted carpet, built in storage cupboard and power points.

Bedroom Three
8'2" x 7'4" (2.50 x 2.25)

Double glazed window to side aspect, single radiator and gas heater, fitted carpet, TV aerial point and power points.

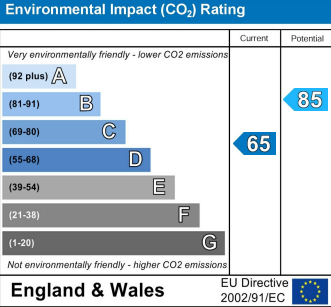
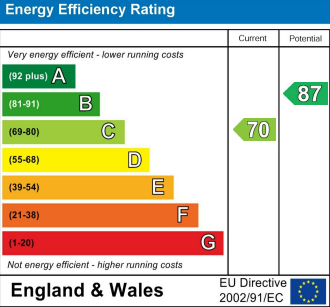
Bedroom Four
11'0" x 9'6" (3.36 x 2.92)

Double glazed window to rear aspect, double radiator, fitted carpet and power points.

Garden
43'10" x 16'11" (13.38 x 5.16)

With access to side.

Disclaimer
THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.



GROUND FLOOR
APPROX. FLOOR
AREA 61.7 SQ.M.
(664 SQ.FT.)

TOTAL APPROX. FLOOR AREA 122.7 SQ.M. (1321 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, windows, doors and any other details are approximate and not necessarily to scale. No responsibility is accepted for any errors or omissions. This plan is for information purposes only. It is not to be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.

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