

52 Brantwood Road, Tottenham

Guide Price £535,000 Freehold



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473 High Street, Tottenham, London, N17 6QA

020 8801 2696 www.kings-group.net

- Three Bedroom House
- 1930s Period Property
- Well Maintained Throughout
- Modern Fitted Kitchen
- Private Rear Garden
- First Floor Bathroom
- Chain Free
- Excellent Location
- · Minutes Away from White Hart Lane Station
- EPC Rating : D

Kings Group are pleased to present this charming threebedroom end-of-terrace 1930s period home, ideally located near the High Road West regeneration project. This property offers significant potential for modernization, making it an excellent opportunity for both first-time buyers and investors.

The ground floor features a spacious front reception room, with a second reception area, a modern fitted kitchen leading to a large private rear garden. On the first floor, you'll find two double bedrooms, a single bedroom, and a three piece family shower room suite, with potential to extend into the loft (subject to planning permission).

The property is ideally situated in the heart of the regeneration area, just a short walk from White Hart Lane Station, which offers direct trains to Liverpool Street Station. Tottenham Hale Station is also nearby, providing access to the Victoria Line and Stansted Express, offering fast connections to Central London.

Local amenities are plentiful, with the property being just moments away from schools, restaurants, and shops. The ongoing developments near the stadium include the High Road West regeneration project, which will introduce a new public square, shops, and restaurants, helping to create new jobs and further economic growth in the area.

This property presents a fantastic opportunity for a buyer looking to invest in a growing and well-connected area, with excellent transport links and exciting future development.

GROUND FLOOR 1ST FLOOR





TOTAL FLOOR AREA; 84.0 sq.m. (904 sq.ft.) approx. t every attempt has been made to ensure the accuracy of the floorplan contained here, measurement pors, windows, rooms and any other times are approximate and no responsibility is taken for any error, sosion or mis-statement. This plan is for flustrative purposes only and should be used as such by any cocker purchaser. The services, systems and appliances shown have not been lested and no guarantie.







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









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