



**61 Wycombe Road.,
Tottenham**

**Guide Price £450,000
Freehold**



61 Wycombe Road., Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Two Bedroom House
- Period Property
- Double Bedrooms
- Plenty of Potential Throughout
- Separate Kitchen
- Ground Floor Bathroom
- Private Rear Garden
- Excellent Location
- 0.5 Miles to Northumberland Park Station
- EPC Rating : C

Kings Group are delighted to present this well-maintained two-bedroom period house, offering a fantastic opportunity to create a beautiful family home in the heart of Tottenham.

This charming property has been cared for throughout and retains much of its original character, while offering scope for personalisation and future enhancement. The ground floor features a bright and spacious through lounge with ample dining space, a fitted kitchen, a well-kept four-piece bathroom, and direct access to a private rear garden — perfect for relaxing or entertaining.

Upstairs, the first floor offers two generously sized double bedrooms, both presented in excellent condition. This property would make an ideal purchase for first-time buyers or investors seeking a solid home in a growing area.

Located just 0.5 miles from Northumberland Park Station (Overground) and 0.9 miles from Tottenham Hale Station (Overground and Underground), the home benefits from fantastic transport connections into Central London and beyond. Harris Primary Academy is within a short walking

distance, making it convenient for families, and the area is well-served by local shops, schools, and amenities.

Set within the heart of Tottenham's ongoing regeneration zone, this home is ideally placed to benefit from the area's continued investment and development — a smart move for both homebuyers and investors alike.

Contact Kings Group today to arrange your viewing.

Council Tax Band C
Construction Type - Standard (Brick)
Flood Risk - Rivers & Seas: Low, Surface Water: High

GROUND FLOOR
37.0 sq.m. (398 sq.ft.) approx.



1ST FLOOR
24.9 sq.m. (268 sq.ft.) approx.



TOTAL FLOOR AREA : 61.9 sq.m. (666 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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