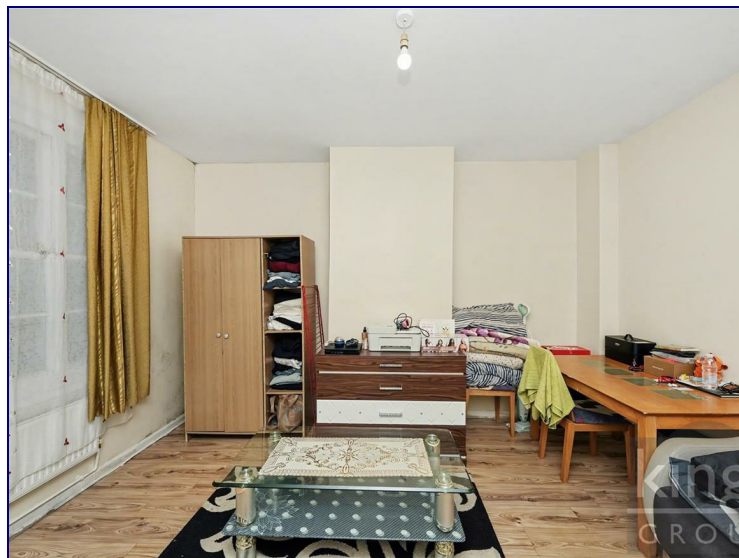


Flexmere Road., Tottenham, N17 7AU



Offers In Excess Of £475,000

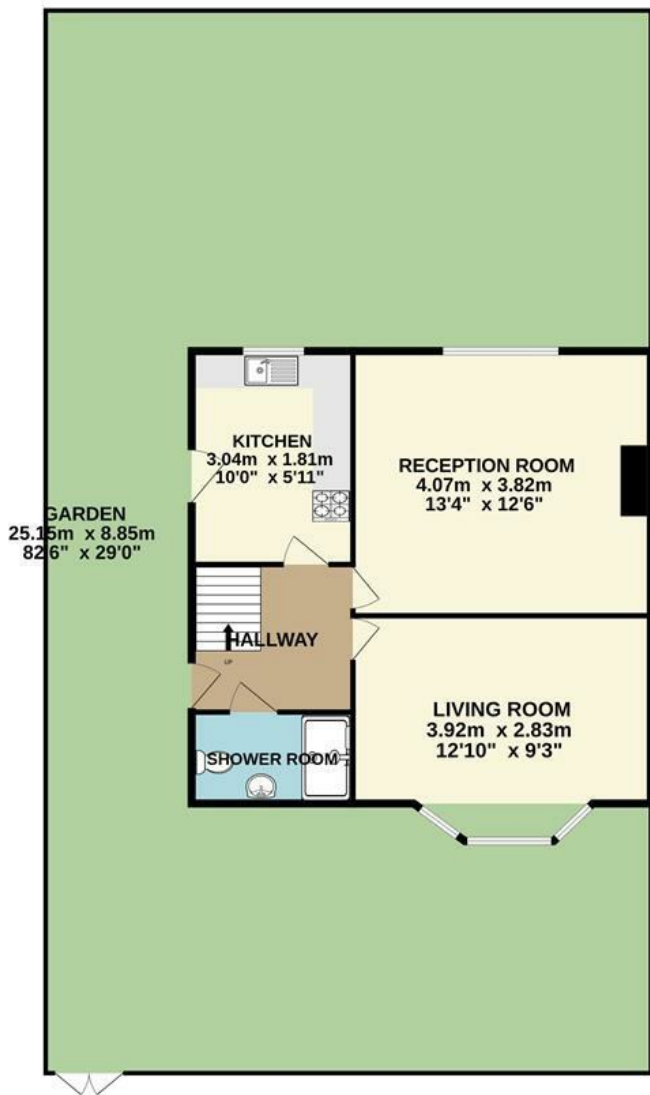
Kings Group are delighted to present this chain-free two-bedroom end-of-terrace property to the market. Requiring modernisation throughout. The ground floor comprises a bright and spacious front reception room (currently being used as a bedroom), a second reception/lounge area, a separate fitted kitchen with dining space, and a three-piece family shower room. The first floor boasts two generous double bedrooms and a three-piece family bathroom suite. The property further benefits from a large wrap around garden giving you ample space in the back, side and front of the property. This home offers excellent potential and would make an ideal purchase for a family or investor alike

Perfectly positioned just off The Roundway, the property is ideally located close to the ongoing regeneration of the area. It benefits from excellent transport links, including easy access to the A10 dual carriageway and White Hart Lane Station, providing convenient routes into Central London and surrounding areas. A variety of local bus routes, schools such as Risley Avenue Primary School, and everyday amenities are all within easy reach.

The area continues to benefit from significant investment and development, including the transformation of local stations and the presence of Tottenham Hotspur Football Club, contributing to new employment opportunities and long-term growth.



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

