



**60 Bruce Castle Road,
Tottenham**

£475,000 Freehold



60 Bruce Castle Road, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Three Bedroom House
- Period Property
- In Need Of Modernisation
- Two Reception Rooms
- Double Bedrooms
- Storage Space Throughout
- First Floor Bathroom
- Excellent Location
- 0.5 Miles To Bruce Grove Overground Station
- EPC Rating : D

Kings Group are proud to present this three bedroom period house situated seconds away from the historic Bruce Castle Park. The property is in need of modernisation throughout and benefits from two light and airy reception rooms,, a spacious fitted kitchen with dining space leading a storage room, downstairs w/c and private rear garden. The first floor boasts three double bedrooms, a three piece family bathroom suite. The potential has further scope to extend (STPP) and will make a great family home or investment opportunity.

Located in the heart of Tottenham, the property is across the road from the historic Bruce Castle Park and minutes away from Lancelian Primary School located at the end of the road. Bruce Grove Station and White Hart Lane Station are both situated a short distance away, with the nearest station Bruce Grove approximately 11 minutes walk with trains taking 20 minutes into Liverpool Street Station. The property benefits from the regeneration currently taking place in the area with excellent bus and transport links providing easy access to the surrounding areas and Central London. The property is moments away from local shops, amenities and schools.

GARDEN
8.71m x 4.87m
28'7" x 16'0"

KITCHEN
4.19m x 2.87m
13'9" x 9'5"

RECEPTION ROOM
4.14m x 3.56m
11'5" x 10'0"

RECEPTION ROOM
4.14m x 3.57m
13'7" x 11'9"

BATHROOM

STORAGE

HALLWAY

STAIRS

CLOSET

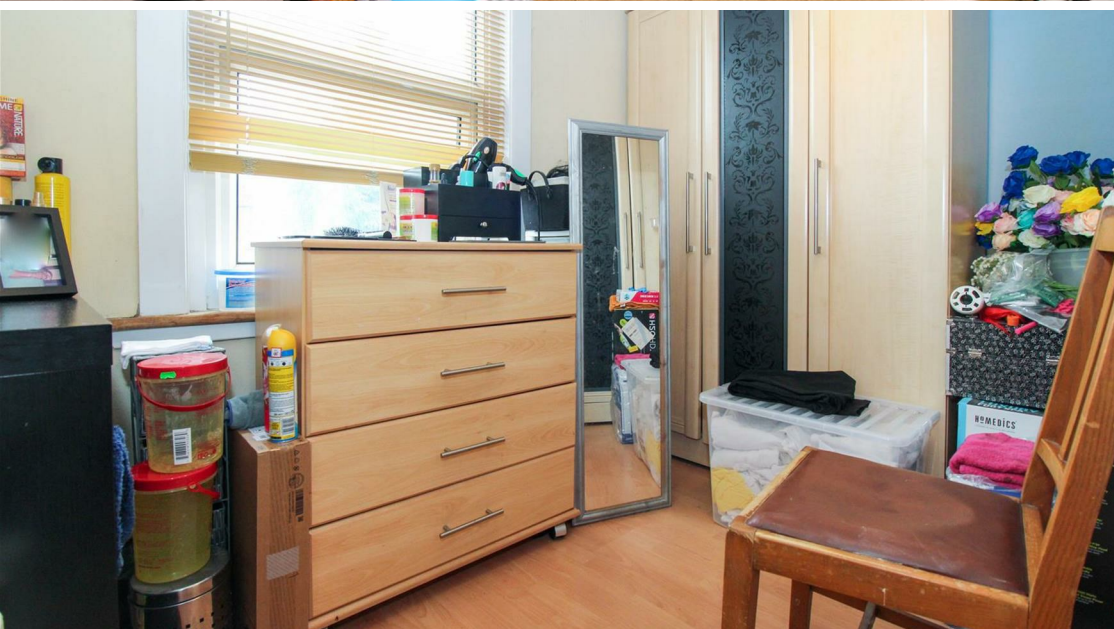
Floor plan of the second floor. The layout includes three bedrooms, a bathroom, a staircase, and a storage area. The dimensions for each room are as follows:

- BEDROOM 3:** 2.88m x 2.30m (9'5" x 7'7")
- BATHROOM:** 3.06m x 1.17m (10'0" x 3'6")
- BEDROOM 2:** 3.53m x 3.06m (11'7" x 10'0")
- MASTER BEDROOM:** 4.68m x 3.56m (15'4" x 11'8")

The plan also shows a staircase labeled 'DOWN' and a 'STORAGE' area. A large yellow arrow points from the staircase area towards the Master Bedroom.



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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