

kings GROUP

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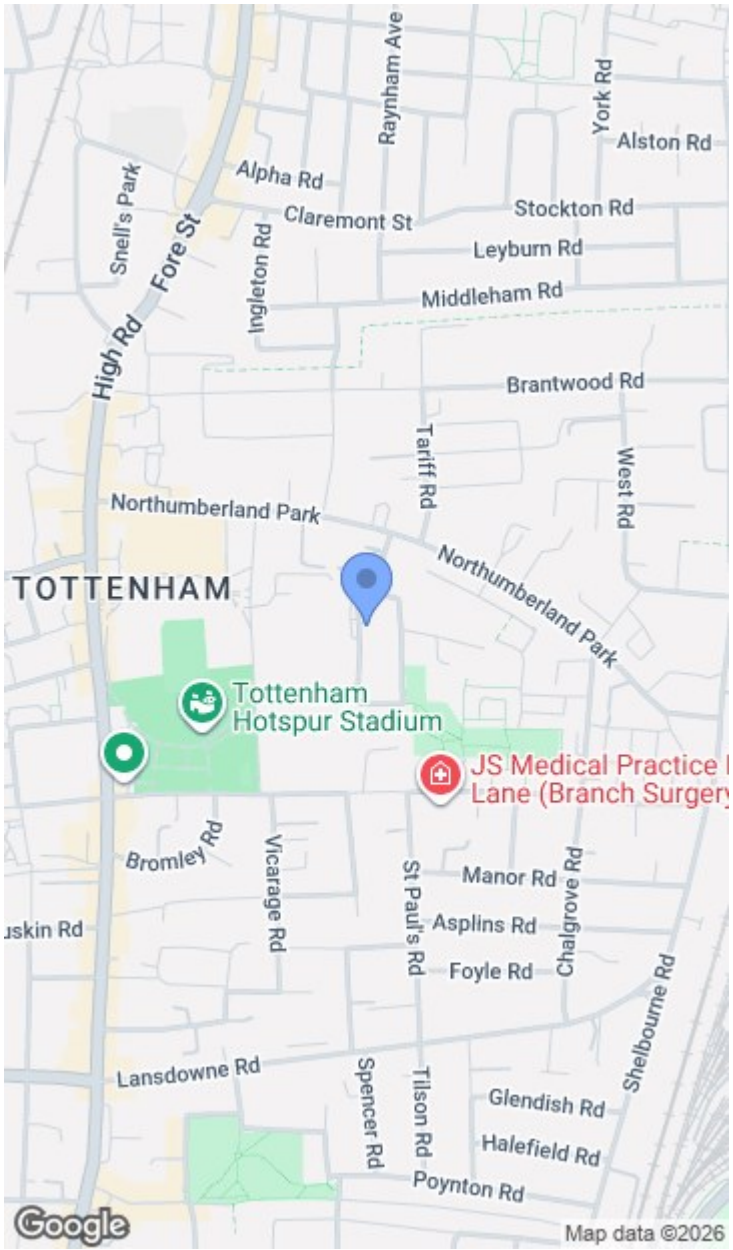
£475,000

- Two Bedroom House
- Chain Free
- In Need Of Modernisation
- Outbuilding
- 0.6 Miles to White Hart Lane Station
- Period Property
- Through Lounge
- First Floor Bathroom & Shower
- Excellent Location
- EPC Rating : C

Kings Group are delighted to bring to the market this two bedroom Victorian house currently for sale on a chain free basis. The ground floor benefits from a light and airy through lounge, fitted kitchen and private rear garden with a large spacious outbuilding. The first floor boasts two large double bedrooms with Storage space throughout and a three piece family bathroom suite with a shower. This would be an ideal opportunity for a family or an investor.

Situated in the heart of the regeneration, the property is a few minutes walk to White Hart Lane with trains going directly to Liverpool Street Station and excellent bus routes connecting the surrounding areas. It is also only minutes by train or bus to Tottenham Hale Station (Victoria Line and Stansted Express) with a fast connection to Central London. The property is moments away from local schools, amenities and restaurants and there is further development with new shops and delis being built alongside the stadium. The High Road West project proposes a new public square with restaurants and shops creating new jobs and growth to the area.

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





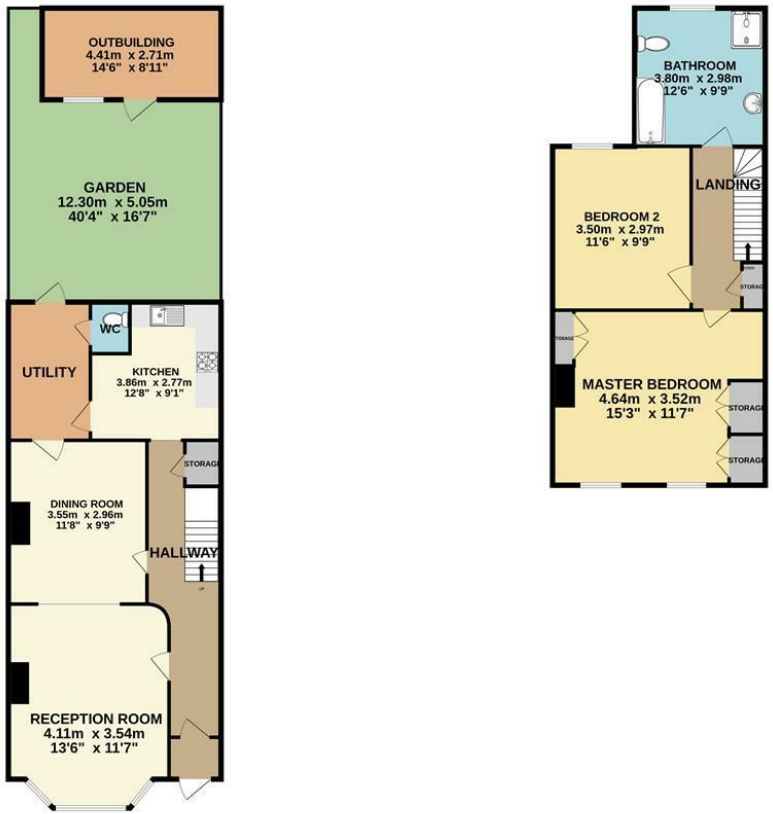






GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 93.0 sq.m. (1001 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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