



**37 Almond Road,  
Tottenham**

**Guide Price £535,000  
Freehold**



# 37 Almond Road, Tottenham

473 High Street, Tottenham, London,  
N17 6QA

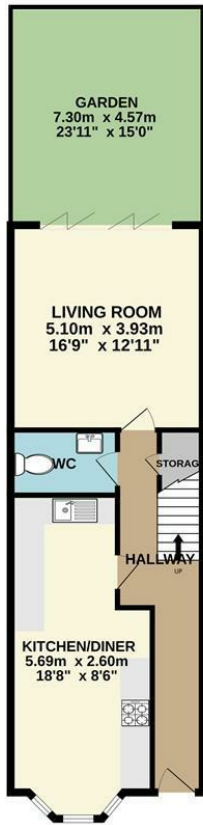
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- Four Bedroom House
- End Of Terrace
- Chain Free
- South Facing Garden
- Modern House
- Bi Fold Doors
- En Suite
- Excellent Location
- 0.6 Miles To White Hart Lane Overground Station
- EPC Rating :

Kings Group are delighted to bring to the market this beautifully presented, end of terrace four bedroom modern home. The ground floor benefits from a modern kitchen/diner, w/c, a light and airy reception with bi fold doors leading to a beautiful south facing rear garden. The first floor boasts two large double bedrooms and one single room which have been beautifully presented to showcase a relaxing and tranquil space. The second floor consists of a large master bedroom with en-suite. This would be a great opportunity for a family or couple looking for extra space.

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.

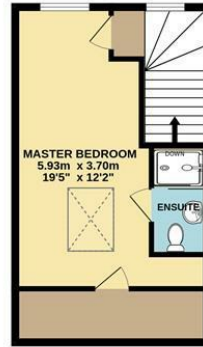
GROUND FLOOR  
45.6 sq.m. (493 sq.ft.) approx.



1ST FLOOR  
36.0 sq.m. (388 sq.ft.) approx.



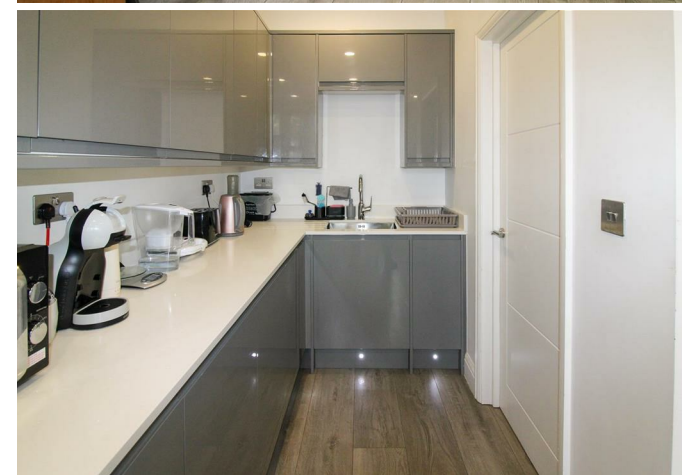
2ND FLOOR  
26.7 sq.m. (287 sq.ft.) approx.



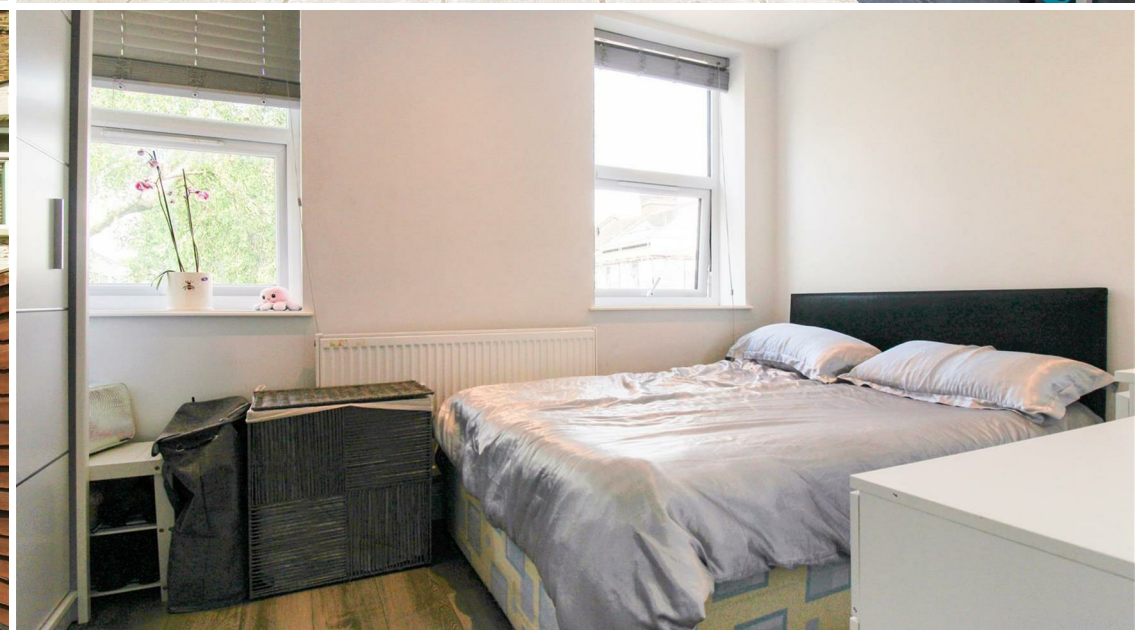
TOTAL FLOOR AREA: 108.3 sq.m. (1166 sq.ft.) approx.

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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