



**14 Carrick Gardens,
Tottenham**

£450,000 Freehold



14 Carrick Gardens, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Two Bedroom House
- End of Terrace
- Immaculate Condition Throughout
- Potential to Extend (STPP)
- Side Access
- Quiet Pedestrian Cul-De-Sac
- Excellent Location
- 0.8 Miles To Bruce Grove Station
- Bordering Tottenham and Wood Green
- Awaiting EPC

Kings Group are delighted to present this immaculate two-bedroom end-of-terrace family home, ideally positioned within a sought-after residential cul-de-sac. Finished to a high standard throughout, this property offers bright, well-proportioned living space, making it an excellent choice for both families and investors. The ground floor features a spacious and light-filled lounge, alongside a modern fitted kitchen arranged in an open-plan layout, creating a perfect space for both relaxing and entertaining. The property further benefits from private front and rear gardens, with convenient side access.

Upstairs, the first floor comprises two generously sized double bedrooms and a stylish three-piece family bathroom suite.

The location is a key highlight, with the property situated close to ongoing regeneration in the area, enhancing both lifestyle and future value. Excellent transport links are easily accessible, including the A10 dual carriageway, as well as nearby stations such as Wood Green and Turnpike Lane (Piccadilly Line), offering swift connections into Central London. A wide range of local amenities, reputable

schools, and frequent bus routes are all within easy reach.

Further boosting the area's appeal is continued investment and development, including upgrades to local transport infrastructure and the nearby Tottenham Hotspur Stadium, contributing to increased employment opportunities and long-term growth.

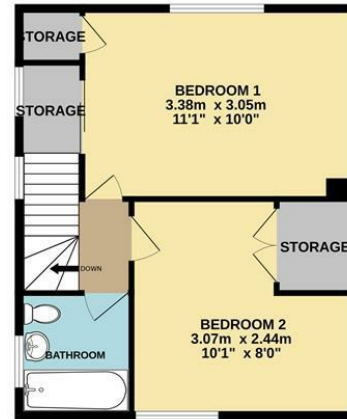
Council Tax Band C

Flood Risk - Rivers & Seas: Very Low, Surface Water:
High

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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