



*126 tottenham road  
london, n13 6dg*



two  
bedrooms



tiled bathroom with  
chrome fixtures



offered on a  
chain free basis



private rear  
garden



ample storage  
space throughout



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*an abode on tottenham road  
two bedroom terraced home*

**£350,000-£400,000**  
*guide price*

*well maintained throughout, this terraced two-bedroom home with spacious rooms and easy access to local facilities is a real find.*



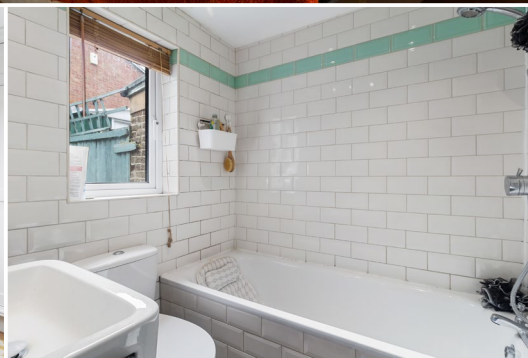
*description*

the ground floor consists of a sizeable reception room, a fully tiled family bathroom with chrome fixtures throughout and a fully integrated kitchen which allows direct access into a private outdoor garden.

the first floor consists of two bedrooms, both of which allow plenty of light and plenty of storage via fitted wardrobes and shelving units.







## *location*

the immediate area around this property is a haven for those seeking access to a range of facilities from schools, transport, leisure facilities and open spaces.

within a short distance from palmers green and bounds park tube stations and bowes park british rail stations, those wishing to travel in and out of london can do so easily using the piccadilly underground line or the great northern railway services. there are also plenty of buses in and out of the immediate area while the main north circular road and the a10 are a very short distance from this house.

the local education facilities cater for all ages from pre-school to sixth form. starting with the opportunity to drop off the toddlers at various nursery and pre-schools, there is also tottenham, hazelwood and earlham primary schools which all have excellent ratings and aim to inspire and challenge their students. woodside and broomfield high schools are also within easy travelling distance and offer

high standards of secondary education. both claim to offer outstanding teaching and learning with access to opportunities that extend learning beyond the classroom for a fully rounded, exciting learning experience.

special learning needs are catered for with schools such as riverside while there are also a range of denominational education establishments also available nearby.

for those seeking the outdoor life there are plenty of nearby open spaces. alexandra palace is a short distance offering a range of different leisure facilities while tottenham recreation ground and white hart lane recreation park are within easy walking distance.

the area also offers a wealth of restaurants, shops, supermarkets, leisure facilities which all combine to provide a convenient and inclusive lifestyle.



Tottenham Road, N13

Approximate Gross Internal Floor Area  
519 sq ft / 48.3 sq m

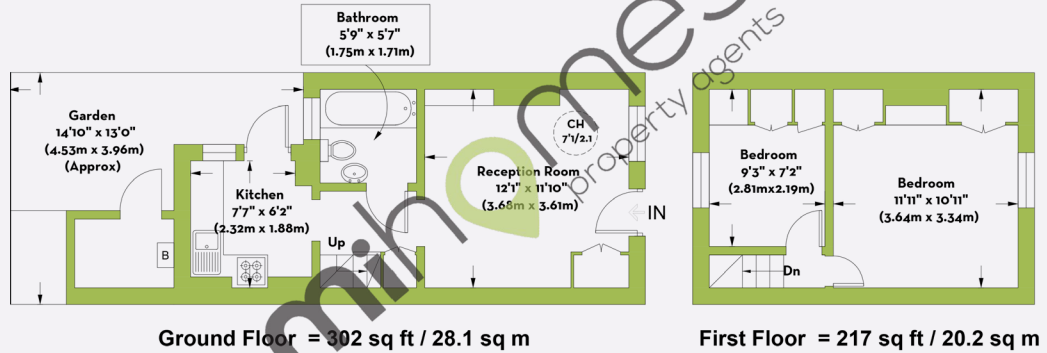
council tax band:

d

epc:

c

*this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id 944079)*



overview

terraced cottage style home	tilled bathroom with chrome fixtures throughout
two bedrooms	close to a number of open green spaces and all amenities
freehold	
ample storage space throughout	nearby to excellent education facilities
private rear garden	offered on a chain free basis

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