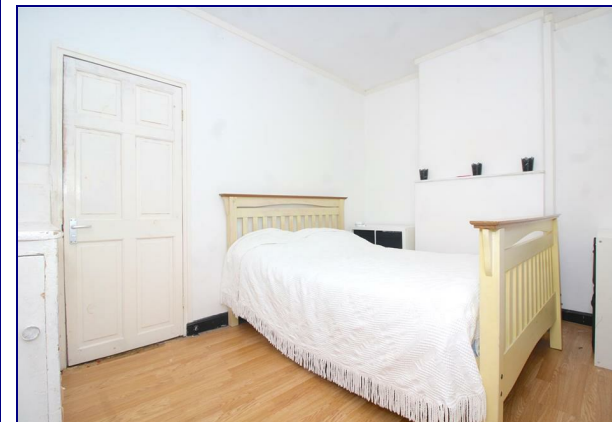




www.kings-group.net

473 High Street
Tottenham N17 6QA
Tel: 020 8801 2696

Teynton Terrace, London, N17 7PZ
£425,000

Kings Group are delighted to present this three bedroom terraced house situated in the Tower Gardens Conservation Area bordering Tottenham and Wood Green. The property has been well maintained throughout and the ground floors benefits from a light and airy lounge, spacious modern fitted kitchen with dining space, three piece family bathroom, private rear garden and ample storage space. The first floor boasts three double bedrooms and would be a great opportunity for a family or investor looking in an area with substantial growth and regeneration.

Located in the popular Tower Gardens Conservation Area, the property is conveniently located next to excellent transports links, access to schools and local amenities. Turnpike Lane Underground Station and Wood Green Underground Station (Both Piccadilly Line) are a short distance away with excellent bus routes allowing easy access into Central London and the surrounding areas. There is further development in the area with the renovation of the surrounding train stations and completion of Tottenham Hotspur Football Club creating new jobs and opportunities.

Ground Floor

Lounge
15'8" x 10'5" (4.80 x 3.20)

Double glazed window to front aspect, double radiator, laminate flooring, phone point and power points.

Kitchen/Diner
12'4" x 9'9" (3.77 x 2.98)

Range of base and wall units with roll top work surfaces, electric oven and gas hob, stainless steel sink and drainer unit, plumbing for washing machine, power points, tiled flooring, double radiator and single glazed window to front aspect.

Bathroom
6'5" x 5'5" (1.97 x 1.67)

Three piece bathroom suite comprising panel enclosed bath with mixer tap and shower attached, pedestal hand wash basin, low level flush WC, extractor fan, tiled walls and double radiator.

Garden
22'2" x 14'2" (6.76 x 4.32)

With access to rear.

First Floor Landing

Bedroom One
13'4" x 8'11" (4.08 x 2.72)

Double glazed window to front aspect, single radiator, laminate flooring and power points.

Bedroom Two
13'5" x 7'6" (4.10 x 2.31)

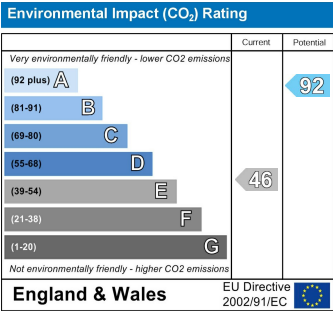
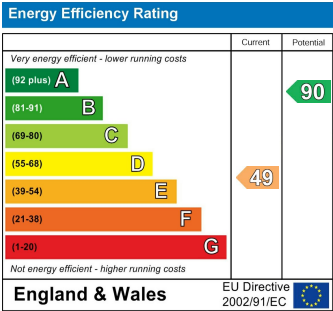
Double glazed window to rear aspect, single radiator, laminate flooring and power points.

Bedroom Three
11'4" x 8'5" (3.47 x 2.59)

Double glazed window to rear aspect, double radiator, fitted carpet and power points.

Disclaimer

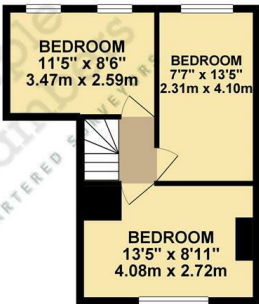
THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.



GROUND FLOOR 422.42 sq. ft.
(39.24 sq. m.)



1ST FLOOR 342.92 sq. ft.
(31.86 sq. m.)



TOTAL FLOOR AREA : 765.34 sq. ft. (71.10 sq. m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, vertical, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended to be a guarantee as to their condition or efficiency (save for gas).
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