



www.kings-group.net

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

St. Loy's Road, London, N17 6UE
£425,000

We advise that an offer has been made for the above property in the sum of £400,000. Any persons wishing to increase on this offer should notify Kings Group of their best offer prior to exchange of contracts.

Kings Group are proud to present this three bedroom period house which is currently in need of modernisation. The property benefits from a spacious living and dining room with a bay window, fitted kitchen, three-piece family bathroom and south facing rear garden with upstairs boasting a large master bedroom and two double bedrooms. This would be an ideal opportunity for a family or investor.

Located in the heart of Tottenham, the property is situated 0.3 miles away from Bruce Grove Overground Station and benefits from the regeneration currently taking place in the area. Bruce Grove Primary School is a short walking distance away and the excellent bus and transport links provides easy access to the surrounding areas and Central London. The property is moments away from local shops, amenities and schools, and would be a great chance for anyone looking to move or invest into the area.



Reception Room

11'4" x 10'5" (3.47 x 3.20)

Double glazed bay window to front aspect, coved and textured ceiling, double radiator, laminate flooring and power points.

Dining Room

12'2" x 11'6" (3.73 x 3.51)

Double glazed window to rear aspect, textured ceiling, double radiator, laminate flooring and power points.

Kitchen

9'5" x 8'7" (2.89 x 2.63)

Base and wall units with work surface, freestanding cooker, stainless steel sink and drainer unit, space for fridge freezer, textured ceiling, lino flooring, power points and single glazed window to side aspect.

Family Bathroom

Three piece bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal hand wash basin, low level flush WC, part tiled walls, tiled flooring, textured ceiling and single glazed opaque window to rear aspect.

South Facing Rear Garden

First Floor Landing

Bedroom One

15'1" x 10'5" (4.61 x 3.18)

Double glazed window to front aspect, textured ceiling, single radiator, fitted carpet and power points.

Bedroom Two

11'5" x 9'3" (3.49 x 2.82)

Double glazed window to rear aspect, textured ceiling, single radiator, fitted carpet and power points.

Bedroom Three

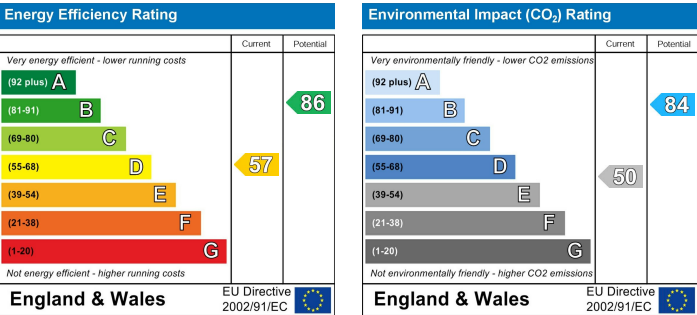
11'6" x 9'4" (3.52 x 2.87)

Double glazed window to rear aspect, textured ceiling, single 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.

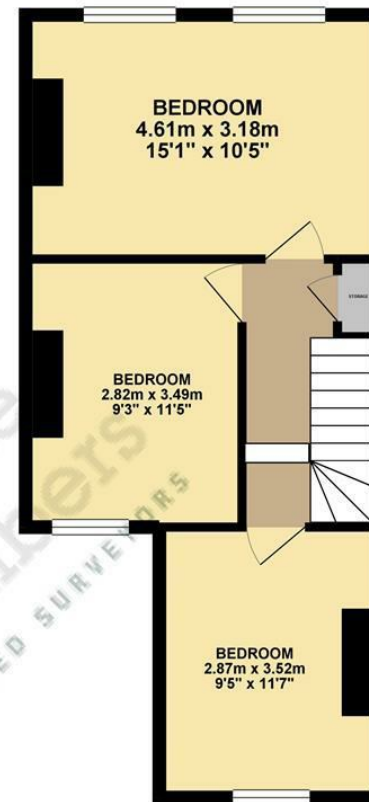




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 85.00 sq. m. (914.93 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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St Loys Road, N17



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