



www.kings-group.net

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

Halefield Road, London, N17 9XR
£385,000

Kings Group are pleased to present this two bedroom period house with plenty of potential to modernise and extend to turn into a beautiful family home. The property has been well maintained throughout and benefits from a through lounge and dining room, fitted kitchen, utility room, three-piece family shower room, sun room and south facing private rear garden. The first floor boasts two double bedrooms and this will be an ideal opportunity for first time buyers or an investor.

Located in the heart of Tottenham with the ongoing regeneration taking place, the property is situated 0.5 miles away from Northumberland Park Station (Overground) and 0.9 miles from Tottenham Hale Station (Overground and Underground). Harris Primary Academy 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.

Lounge/ Diner
20'11" x 13'1" (6.38 x 4.00)

Double glazed window to front aspect, coved and textured ceiling, electric heater, fitted carpet, electric fireplace with wooden mantelpiece, phone point, TV aerial point and power points.

Kitchen
9'2" x 6'5" (2.80 x 1.97)

Range of base and wall units with flat top work surfaces, integrated cooker, electric oven and hob with extractor hood, stainless steel sink and drainer unit, space for fridge freezer, plumbing for washing machine, power points, part tiled walls, electric heater, double glazed window and double glazed door to rear aspect.

Sun Room
12'7" x 8'9" (3.86 x 2.69)

Shower Room
6'1" x 5'5" (1.86 x 1.67)

Shower cubicle with electric shower, hand wash basin with vanity unit under, low level flush WC, heated towel rail, tiled walls and double glazed opaque window to rear aspect.

First Floor Landing

Bedroom One
13'2" x 10'4" (4.03 x 3.15)

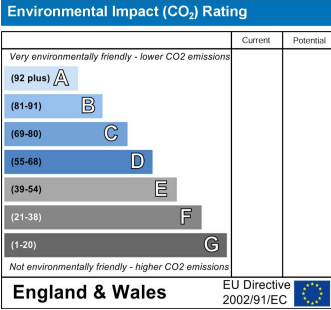
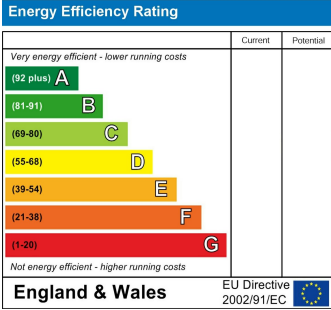
Double glazed window to front aspect, fitted carpet and power points.

Bedroom Two
10'4 x 9'7 (3.15m x 2.92m)

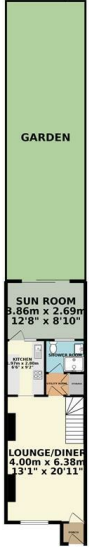
Double glazed window to rear aspect, fitted carpet, built in wardrobe and power points.

Disclaimer
This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased"s estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

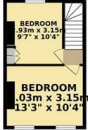
**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **



GROUND FLOOR 49.88 sq. m.
(536.86 sq. ft.)



1ST FLOOR 25.51 sq. m.
(274.63 sq. ft.)



Temple
Chambers
CHARTERED SURVEYORS

TOTAL FLOOR AREA: 75.39 sq. m. (811.49 sq. ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. prospective purchaser. The licensee, systems and appliances shown may not have been tested and no guarantee is given for their operation or condition at any time.
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Halefield Road, N17

