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473 High Street
Tottenham N17 6QA
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Napier Road, London, N17 6XX
£550,000

Kings Group are pleased this Victorian period end of terrace three bedroom house located in a sought after location within Tottenham. The property is in need of modernisation through out and with plenty of original features through out, there potential for it to become a beautiful family home. The ground floor benefits from two reception rooms, a spacious open plan kitchen diner, downstairs shower/utility room and private rear garden with side access. The first floor boasts a larger than average master bedroom, two double bedrooms and a three-piece family bathrooms suite. This would be an ideal opportunity for a family or investor.

Located in the heart of Tottenham, the property is situated in the popular Downhills Park and Philip Lane location and benefits from the regeneration currently taking place in the area. Bruce Grove Primary School and Harris Primary Academy School are both a short walking distance away and the excellent bus and transport links provides easy access to the surrounding areas and Central London. The historic Bruce Castle Museum and Bruce Castle Park is a few minutes away and the property is moments away from local shops, amenities and schools. Seven Sisters Stations (Victoria Line) is 0.6 miles from the property and provides regular trains into Central London and Liverpool Street.

Reception Room
11'1" x 11'3" (3.38 x 3.45)

Single glazed bay window to front aspect, textured ceiling, double radiator, fitted carpet, phone point, TV aerial point and power points.

Dining Room
11'0" x 9'3" (3.37 x 2.82)

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

Kitchen
15'10" x 8'11" (4.83 x 2.72)

Base and wall units with work surfaces, freestanding cooker, stainless steel sink and drainer unit, space for fridge freezer, plumbing for washing machine, power points, extractor fan, part tiled walls, lino flooring, single radiator and single glazed window to side aspect.

Shower Room
9'0" x 8'8" (2.75 x 2.65)

Shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap and vanity unit under, low level flush WC, heated towel rail, tiled flooring and double glazed window to rear aspect.

WC
3'10" x 2'10" (1.19 x 0.88)
Low level flush WC.

Garden
30'10" x 16'4" (9.40 x 4.99)

First Floor Landing

Bedroom One
15'3" x 11'1" (4.65 x 3.38)

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

Bedroom Two
10'7" x 9'3" (3.23 x 2.83)

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

Bedroom Three
15'6" x 8'11" (4.74 x 2.74)

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

Bathroom
5'5" x 4'1" (1.66 x 1.26)

Panel enclosed bath, pedestal hand wash basin, part tiled walls, textured ceiling, fitted carpet and double glazed opaque window to side aspect.

WC
3'3" x 3'3" (1.01 x 1.01)
Low level flush WC.

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.

