



www.kings-group.net

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

Queen Street, London, N17 8HX
£380,000

Kings Group are delighted to present this two bedroom new build house for sale on a chain free basis minutes away from the regeneration taking place in the area. The property is in immaculate condition throughout and benefits from spacious light and airy lounge, well sized modern fitted kitchen with integrated appliances leading to a private rear garden. The first boasts two double bedrooms and a three piece family bathroom suite. This would be an ideal opportunity for a first time buyer or family.

Situated in the heart of the regeneration, the property is 0.3 miles to White Hart Lane Station with trains going directly to Liverpool Street Station and excellent bus routes connecting Central London and the surrounding areas. The property is moments away from local schools, amenities and restaurants and there is further development with new shops being built alongside the stadium. The High Road West project proposes a new public square with new restaurants and shops creating new jobs and growth within the local area.

Reception Room 16'3" x 13'1" (4.96 x 4.01)

Double glazed window to front aspect, double radiator, tiled flooring, phone point, power points and under stairs storage cupboard.

Kitchen/Diner 13'10" x 11'10" (4.22 x 3.63)

Range of base and wall units with flat top work surfaces, integrated cooker, electric oven and gas hob with chimney style extractor hood, stainless steel sink and drainer unit, integrated fridge freezer and dish washer, plumbing for washing machine, power points, tiled flooring, double radiator, spotlights, double glazed window to rear aspect and double glazed door leading to garden.

Garden 22'11" x 11'10" (7.01 x 3.63)

First Floor Landing

Bathroom 7'1" x 5'1" (2.16 x 1.55)

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, extractor fan, tiled flooring, heated towel rail and double glazed opaque window to rear aspect.

Bedroom One 16'2" x 13'1" (4.93 x 4.01)

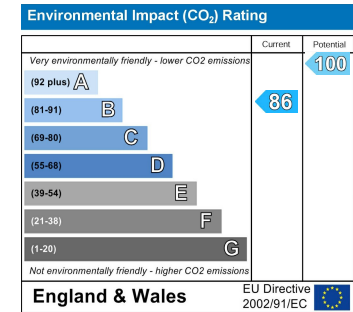
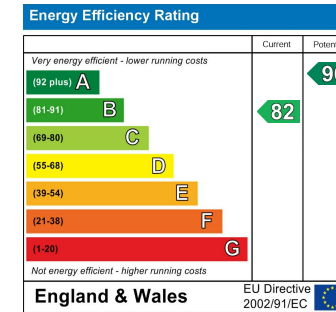
Double glazed window to front aspect, double radiator, fitted carpet and power points.

Bedroom Two 10'1" x 6'4" (3.08 x 1.95)

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

Disclaimer

PLEASE NOTE. 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.



QUEEN STREET, N17
TOTAL FLOOR AREA: 66.0 sq. m. (710 sq. ft.) approx.
Whilst every effort has been made to ensure the accuracy of the information contained herein, responsibility of what is shown, omitted, stated and any other terms and conditions are the responsibility of the user for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any professional purchase. The services, systems and appliances shown have not been tested and no guarantee is made regarding their efficiency or condition.

