

kings GROUP

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473 High Street
Tottenham N17 6QA
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Fairbanks Road, London, N17 9JL

£415,000

- Three Bedroom House
- Double Bedrooms
- Chain Free
- W/C
- Minutes Away from Tottenham Hale Station
- Freehold
- In Need Of Modernisation
- First Floor Bathroom
- Sought After Location
- Awaiting EPC

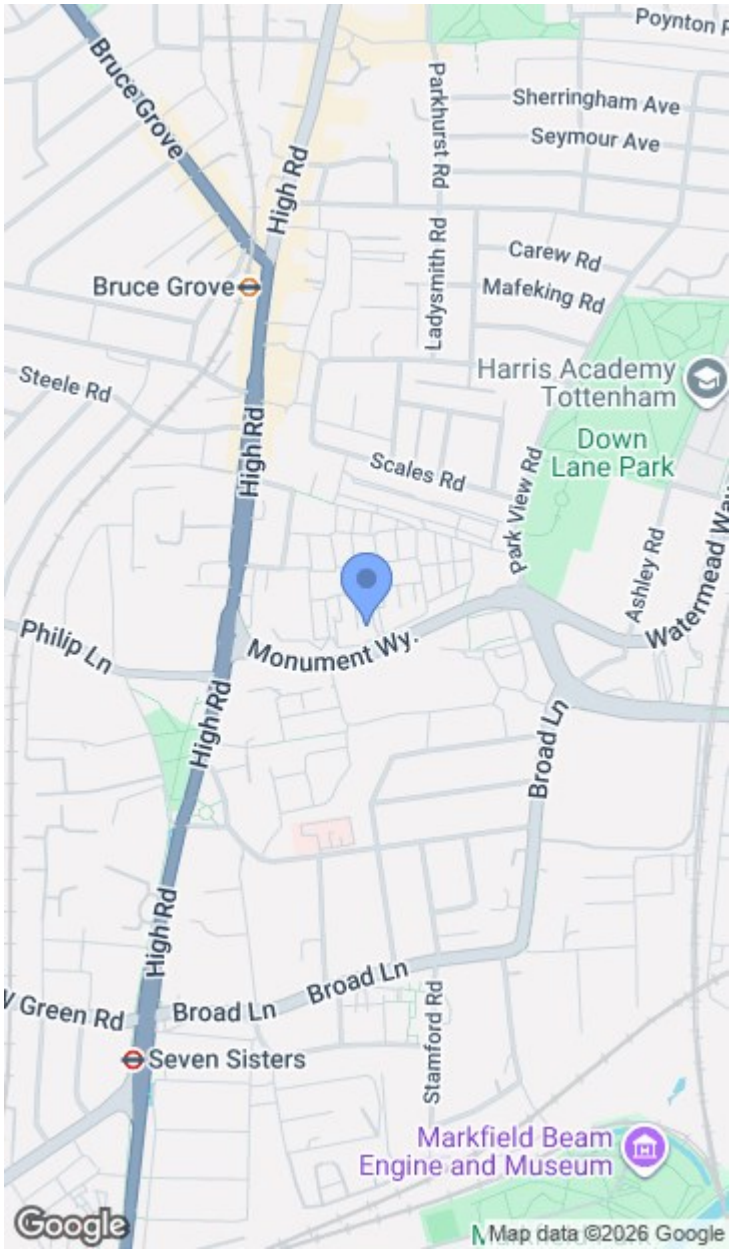
Kings Group are delighted to present this well-proportioned three-bedroom family home, ideally positioned within a quiet cul-de-sac just moments from Tottenham Hale Station. Requiring modernisation throughout, the property offers an exciting opportunity for buyers to create a stylish and comfortable home tailored to their own taste and requirements. Arranged over two floors, the property provides bright and spacious accommodation throughout. The ground floor comprises a generous reception room, a convenient downstairs WC, a well-sized fitted kitchen, and direct access to a private rear garden, providing an ideal space for outdoor entertaining, relaxation and family enjoyment.

To the first floor are two well-proportioned double bedrooms, a further single bedroom, and a three-piece family bathroom. The property offers excellent potential for families looking for a well-connected home, as well as investors seeking an opportunity in an area experiencing continued investment and regeneration.

The location is particularly appealing, with Tottenham Hale Train and Bus Station just a short walk away, providing fast and convenient transport links into Central London and beyond. Tottenham Retail Park is also within easy reach, offering a variety of shops, restaurants and everyday amenities.

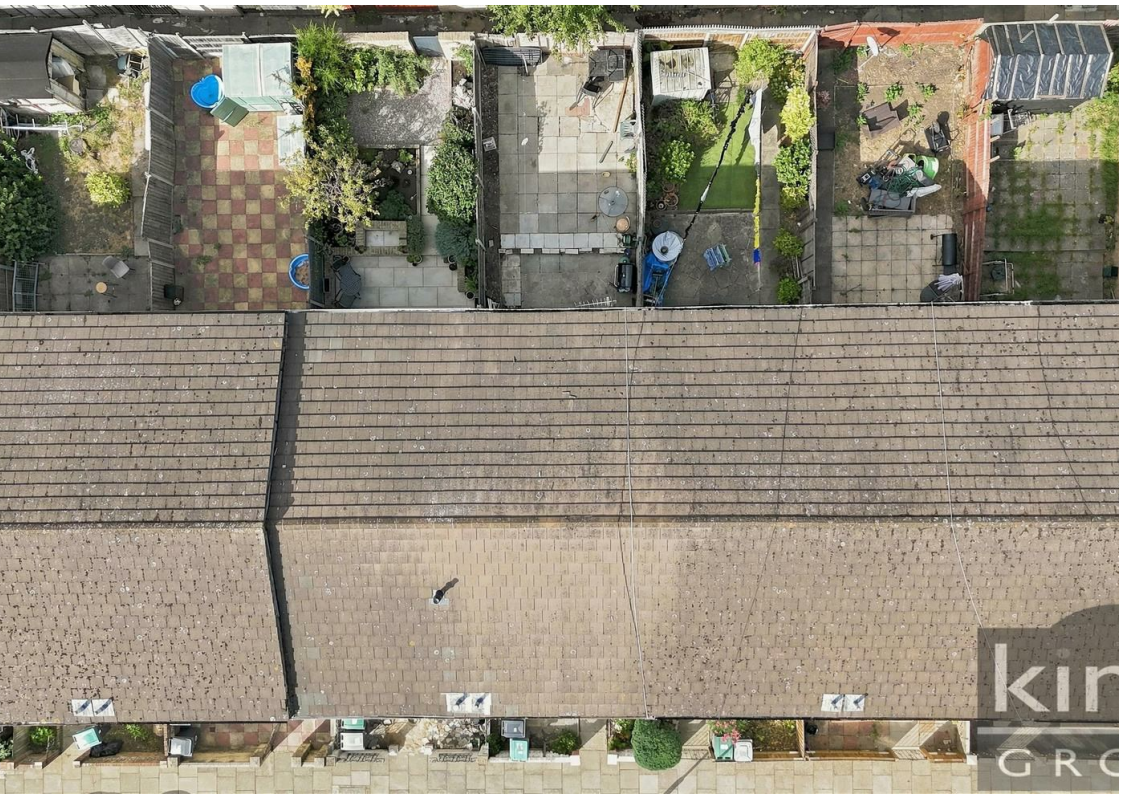
Tottenham Hale continues to benefit from substantial regeneration and investment, with ongoing improvements to the station, transport infrastructure and surrounding area further enhancing its appeal. With its generous accommodation, private garden and excellent connectivity, this property represents an exciting opportunity for buyers looking to add value and create a home in one of North London's rapidly evolving areas.

Council Tax Band C
Freehold
Flood Risk: Rivers & Seas: Very Low, Surface Water: Very Low





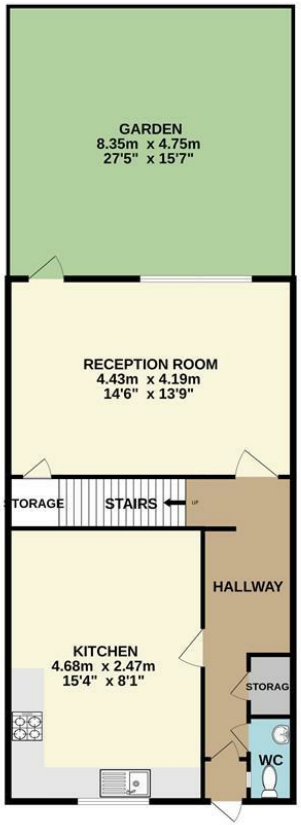


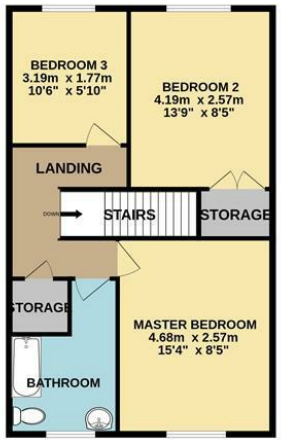




GROUND FLOOR

1ST FLOOR





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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