

GREYHOUND ROAD, TOTTENHAM N17



*****IN OUR OPINION THIS GENEROUS SIZED THREE DOUBLE BEDROOM FAMILY HOME*** OFFERING AMPLE ROOM FOR GROWING FAMILIES with Further Scope (Subject to Planning & Building Permissions) IN EXTENDING into the LOFT AREA, In Creating Further BEDROOMS or MASTER BEDROOM with EN-SUITE. The Property Features COVING-CORNICE TO CEILINGS, HIGH SKIRTING BOARDS, MODERN FITTED KITCHEN, BREAKFAST ROOM, TWO TOILETS & NICELY REFURBISHED THROUGHOUT. READY TO MOVE INTO... END OF CHAIN... RECOMMENDED...**

The Property also Benefits from DOUBLE GLAZING, GAS CENTRAL HEATING and GROUND FLOOR TOILET-WC.

Located within THIS POPULAR RESIDENTIAL TURNING, having access to Local Amenities & to Philip Lane, a choice of RAIL STATIONS & SEVEN SISTERS TUBE LINE, Leading Into THE CITY OF LONDON & SEVEN SISTERS TUBE LINE Leading to Highbury, Islington, Kings Cross & Oxford Circus. In Our Opinion This Up & Coming Part of North London. AN EXCELLENT OPPORTUNITY..!

OFFERS IN EXCESS OF £600,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Door leading into the main reception hallway.

RECEPTION HALLWAY:

2' 0" x 3' 0" (0.61m x 0.91m)

In Our Opinion Generous Hallway, high skirting boards, coving to ceiling, stairs to first floor landing, door leading to the two receptions, kitchen breakfast room with double glazed door leading into rear gardens & under stairs cupboard space incorporating ground floor cloakroom-wc toilet & radiator.

GROUND FLOOR CLOAKROOM-WC:

Comprising low flush wc, wash hand basin with mixer taps, tiled flooring, tiled walls & extract fan. In our opinion nicely fitted within this under stair space.

RECEPETION ONE:

13' 4" x 9' 10" (4.06m x 3.00m Into Bay)

Feature fire mantel , coving to ceiling, high skirting boards, radiator, TV point, double glazed windows to front aspect.

RECEPTION TWO:

11' 10" x 9' 10" (3.61m x 3.00m)

Coving to ceiling, high skirting boards, radiator & double glazed window to rear aspect.

KITCHEN-BREAKFAST ROOM:

14' 10" x 9' 10" (4.52m x 3.00m)

In Our Opinion fitted to an excellent standard & offers generous airy room. Modern fitted kitchen units to base & eye level in Gloss Grey combing rolled edged worktop surfaces, fitted built-in stainless steel appliances comprising 4 ring hob with extract fan hood & electric oven, one and a half bowl sink unit in stainless steel with mixer taps, plumbed for washing machine, recess for fridge freezer, Gloss tiles to walls,

laminated flooring in grey. spot lighting with dual aspect UPVC double glazed windows to rear aspects & breakfast bar area.

FIRST FLOOR LANDING:

16' 0" x 3' 9" (4.88m x 1.14m - Narrowing to 2'4) (Subject to Planning & Building Regulations) The first floor landing offering generous space in placing fixed staircase, which leads into the loft area (Subject to the Local Authority Permissions) in creating further accommodation within the loft space..! High skirting boards, radiator & doors leading to the bedrooms & shower room.

BEDROOM ONE:

15' 0" x 11' 0" (4.57m x 3.35m)

Dual UPVC double glazed windows to front aspect, radiator & high skirting boards.

BEDROOM TWO:

11' 5" x 9' 10" (3.48m x 3.00m)

High skirting boards, radiator & UPVC double glazed window to aspect.

BEDROOM THREE:

13' 5" x 9' 0" (4.09m x 2.74m)

Radiator, high skirting boards & dual aspect UPVC double glazed windows to side & rear aspect.

SHOWER ROOM:

Nicely fitted suite in our opinion, comprising low flush wc, pedestal wash basin with mixer taps, radiator, extractor fan, tiled flooring & double glazed window to aspect.

EXTERIOR:

FRONT:

Hard standing with retaining wall.

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Viewing is strictly by appointment via the Enfield Office on 020 8805 8533

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REAR:

In our opinion adequate size for relaxing & barbecuing, in need of cultivation, court yard gardens with side court to kitchen flank wall & the exterior flank wall of second reception to rear.

ADDITIONAL INFORMATION:

Ideally Located for Rail Stations Leading Into London's Liverpool Street Station & Seven Sisters Tube Station, which leads into Islington & West London's Oxford Circus.

The Property In Our Opinion Is An Ideal Family Home or Property Investment. (Subject To Planning Permission & Licence's) For HMO (House Of Multiple Occupancy)

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Approximate Gross Internal Area
106.27 sq m / 1143.88 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	