

THACKERAY AVENUE, TOTTENHAM N17



EXCELLENT OPPORTUNITY For INVESTORS or Families..! This OLDER STYLE 1900's Style TERRACE THREE BEDROOM PROPERTY. Featuring Double Glazing, GAS CENTRAL HEATING, FIRST FLOOR BATHROOM, THREE DOUBLE BEDROOMS & Gardens to Front & Rear. Situated within This POPULAR RESIDENTIAL TURNING Yet Accessible to a Variety of Multiple Independent Retailers-Shopping Facilities to TOTTENHAM HIGH ROAD Including Cafe Bars-Restaurants & Local Supermarkets within the Area of BRUCE GROVE AREA. Excellent TRANSPORT LINKS.

ACCESS to the Nearby Parklands of HARTINGTON PARK also BRUCE CASTLE PARK & DOWN LANE PARK. RAIL LINKS of BRUCE GROVE OVER RAIL STATION LEADING to LONDON'S LIVERPOOL STREET STATION & TOTTENHAM HALE OVER RAIL & TUBE CONNECTION Piccadilly Line. RED BUS ROUTES Leading to a NUMBER OF ROUTES into LONDON & Surrounding Areas.

In Our Opinion An Excellent Opportunity to Purchase this Well PORTIONED PROPERTY & AN IDEAL INVESTMENT or FAMILY PURCHASE, FURTHER SCOPE (Subject to Planning Permission) In Creating FURTHER BEDROOMS INTO THE LOFT SPACE Would Suite Property Investors in Adding to a Property Portfolio or HMO. Finally Also within Access to the Famous Tottenham Hotspur Stadium. In Our Opinion Up & Coming Part of North London..!

GUIDE PRICE £485,000 FREEHOLD

PROPERTY DETAILS:

RECEPTION HALL:

11' 0" x 3' 0" (3.35m x 0.91m)

Radiator, coving to ceiling, high skirting boards, stairs to first floor landing & doors leading into the lounge-dining room.

LOUNGE:

12' 10" x 10' 5" (3.91m x 3.17m Into Bay)

Reception 1 - Bay to front aspect double glazing, radiator, TV point, high skirting boards, coving to ceiling & open access to dining area.

DINING AREA:

11' 0" x 10' 0" (3.35m x 3.05m)

Reception 2 - High skirting boards, coving to ceiling, fire mantle, built-in cupboard & access leading into kitchen.

KITCHEN:

11' 0" x 9' 5" (3.35m x 2.87m)

Range of units to base & eye level with worktop surfaces, one and a half bowl sink unit with mixer taps, cooker point, plumbed for washing machine, double glazed window to rear aspect and wall mounted gas boiler.

FIRST FLOOR LANDING:

Split landing, access to loft area and doors leading to all bedroom & bathroom.

BEDROOM ONE:

13' 5" x 10' 5" (4.09m x 3.17m)

Radiator & dual double glazed window to front aspect.

BEDROOM TWO:

10' 0" x 9' 5" (3.05m x 2.87m)

Radiator and double glazed window to rear aspect.

BEDROOM THREE:

9' 5" x 6' 0" (2.87m x 1.83m)

Radiator and double glazed window to rear aspect.

BATHROOM:

Located on the first floor, comprising low flush wc, pedestal wash basin, paneled bath and tiled walls.

EXTERIOR:

FRONT:

Small area of garden.

REAR:

Courtyard gardens, patio area with lawn area.

ADDITIONAL NOTES:

Please Note : The Property is being Marketed with a Guide Price of £485,000.00-£510,000.00 With Formal Offers In Excess £485,000.00.

The Property is Currently Rented.

In our opinion the property offers further scope to extend into the loft area subject to planning permissions and building regulations in creating further bedrooms or changing the use into a Property of Multiple Occupancy (HMO) by creating further Accommodation Throughout the Loft Area. The Location being a Residential Turning yet having Access to the Full Shopping Facilities to the Tottenham High Road, RED BUS ROUTES INTO LONDON, EDMONTON, ENFIELD, THE OVER RAIL STATION Bruce Grove Leading into LONDON'S LIVERPOOL STREET STATION. The TUBE STATION OF TOTTENHAM HALE for the PICCADILLY LINE. In our opinion an excellent choice either for a Family Home or NORTH LONDON Property Investment.

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

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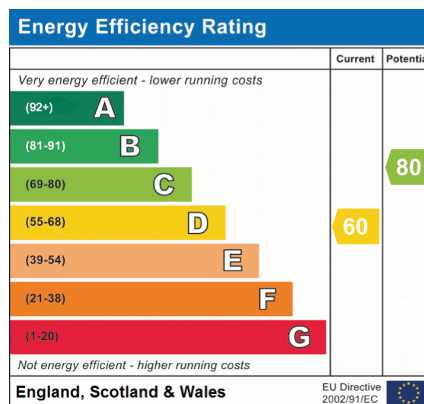
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