



**St Margarets Road, London, N17 6TY**

**£565,000**

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- GAS CENTRAL HEATING
  - MODERN KITCHEN
  - F.F. SHOWER ROOM/WC
  - 3 BEDROOMS
  - 2 RECEPTIONS
  - IDEAL LOCATION

A beautifully presented Victorian single bay 3 bedroom and 2 receptions terraced house ideally located within minutes of Seven Sisters B.R. and Tube stations, Tottenham Green Market and Leisure Centre and both Downhills Park and Lordship Recreation (Green flag Award winner since 2013).

This property is situated in an ideal location for a family interested in outdoor activities not to mention the Tottenham Green Street Market open every Sunday between 11-4 bustling with various street vendors offering a wide range of multi cultural food/goods. Those looking for a family orientated pub have to look no further than The Beehive located on Tottenham High Road by Bruce Grove B.R station and somewhere more contemporary have breweries like Beaver Town located close to Tottenham Hale B.R & Underground station (Victoria Line Zone 3).

#### ACCOMMODATION COMPRISES

**ENTRANCE** To front via part glazed door to..

**HALLWAY** : Smooth plaster ceiling, laminate floor, carpeted staircase to First Floor, radiator to side, door to...

**RECEPTION 1** : 13'6" X 11'4" Double glazed window to front bay, coving to smooth plaster ceiling and walls, radiator, fire surround, shelving to recess, laminate floor, power points.

**RECEPTION 2** : 12' X 11'5" Double glazed window to rear, smooth plaster ceiling and walls, double radiator, laminate floor, power points.

**KITCHEN** : 12'8" X 9'6" One and half bowled single drainer sink unit with mixer tap and diffuser, range of fitted base and wall units with tiled inset, "Worcester" combination boiler (approx 2 years old) operated on a hive system, plumbed for washing machine, built in dishwasher, split level oven and hob, overhead extractor fan, understairs storage, hard wearing floor covering, power points.

#### FIRST FLOOR

**BEDROOM 1** : 15'1" X 11'5" Dual aspect double glazed window to front elevation, radiator, picture rail, smooth plaster walls and ceiling, carpet, power points.

**BEDROOM 2** : 11'5" X 9'3" Double glazed window to rear, radiator, carpet, power points.

**SHOWER ROOM/WC** : Double tray shower cubicle with sliding door, tiled inset, low flush WC, vanity sink unit with mixer taps and cupboards under, built in storage, double glazed window to side, recess lighting to ceiling, heated towel rail, tiled floor.

**BEDROOM 3** : 9'7" X 6'7" Double glazed window to rear, radiator, carpet, power points.

**LANDING** : Doors to adjacent rooms.

**EXTERIOR** : Gardens to Front and Rear.

**Rear Garden** - approx. 30' Very well maintained, paved to centre, various shrubs to raised borders, outside water tap, fenced boundaries, pergola to rear.

