



 Coultons
FOR SALE
020 8090 0860
www.coultons.co.uk

Devonshire Hill Lane, Tottenham, N17 7NH

£475,000

 Coultons

PROPERTY SUMMARY

Situated on a quiet residential turning is this three bedroom mid terraced 1930's house in need of modernisation. The property currently benefits from a through lounge, first floor bathroom, double glazing, gas central heating and a 45ft rear garden with a spacious outbuilding at the end with light and power.

Devonshire Hill Lane is ideally situated for local amenities, and local bus routes are a short walk away giving easy access to the vibrant shopping area of Wood Green with all its bars, restaurants, coffee shops and the Underground Stations of both Wood Green & Turnpike Lane (Piccadilly Line - Zone 3), along with White Har Lane Overground Station.

The green spaces of Tottenham Recreation Ground are close by which has the benefit of a childrens playground. For those who drive the property is ideal for both the A10 Great Cambridge Road and A406 North Circular Road.

In our opinion once this property has been refurbished and modernised it will make an excellent family home.

3

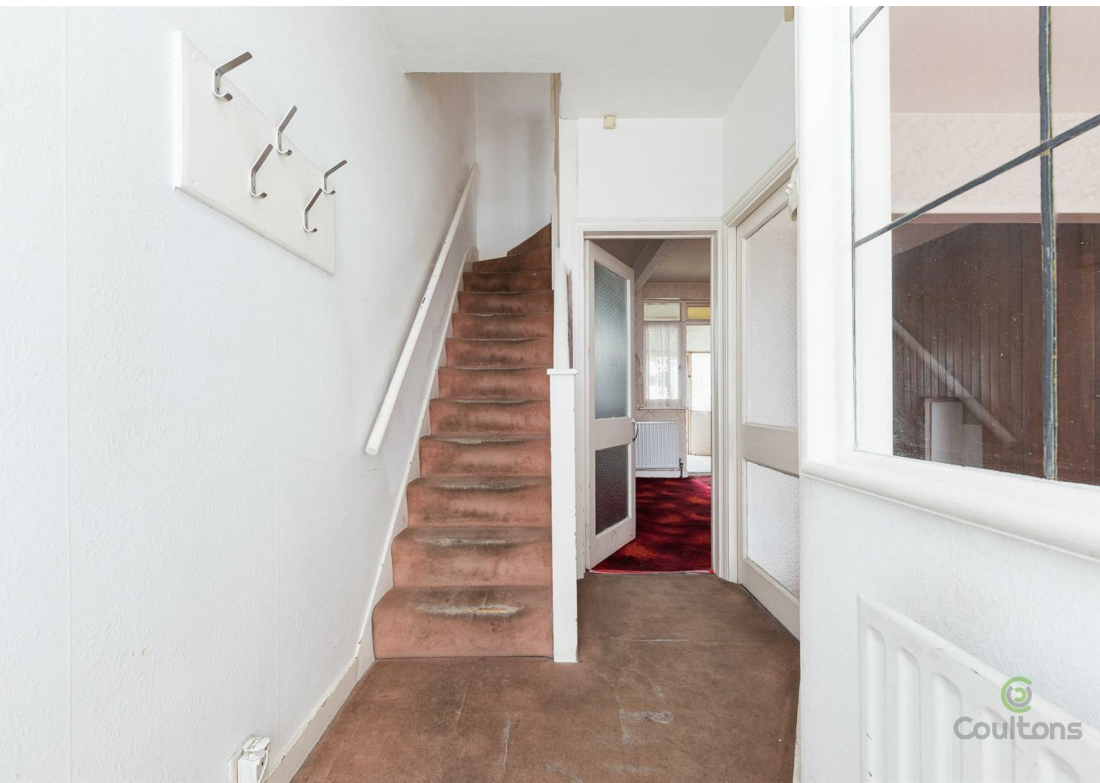


1



1





Devonshire Hill Lane- N17

Approximate Gross Internal Area 82.0 m² ... 882 ft²



GROUND FLOOR

FIRST FLOOR

This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.
Copyright One Square Space Ltd



LOCAL AUTHORITY
Haringey London Borough Council

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

26 Station Road
North Chingford
London
E4 7BE

020 8090 0860
lettings@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
Wood Green
London
N22 5DH

020 3869 8989
lettings@coultons.co.uk
www.coultons.co.uk