



Devonshire Hill Lane, N17 7NH

GUIDE PRICE
£535,000

 **Coultons**

PROPERTY SUMMARY

Situated on a quiet residential turning is this three bedroom extended mid terraced 1930's house.

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 Hart Lane Overground Station. For those who drive the property is ideal for both the A10 Great Cambridge Road and A406 North Circular Road.

The property benefits from a through lounge, a fitted kitchen with a dining area, a ground floor shower room as well as first floor family bathroom, a very well maintained garden which is approximately 45ft in length. There is also scope to add a loft conversion to the house, subject to planning consent.

The green spaces of Tottenham Recreation Ground are close by which has the benefit of a childrens play area.

In our opinion this property will make an excellent family home and viewing is highly recommended.

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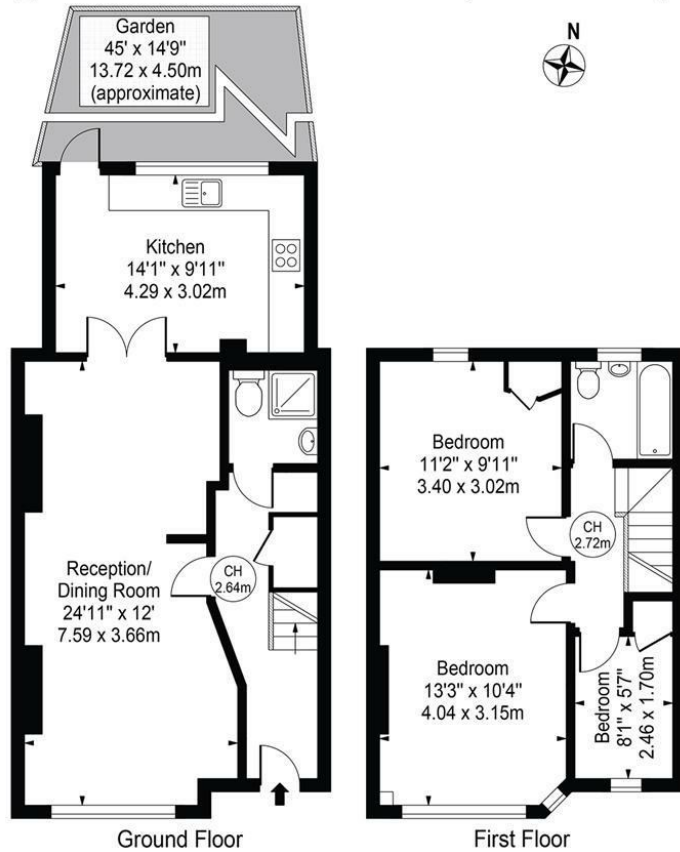








Devonshire Hill Lane, N17 7NH
 Approx. Gross Internal Area 951 Sq Ft - 88.35 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY

Haringey

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			89
(81-81) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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
sales@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
 Wood Green
 London
 N22 5DH

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