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Springfield Road, London

Guide Price £650,000



This delightful double-bayed Victorian property, owned by the same family for over three decades, offers a rare opportunity to acquire a spacious home brimming with potential. Ideally located just moments from Seven Sisters and Tottenham Hale tube stations, this home is perfect for those seeking convenience and charm.

Key Features:

Living Space: Generous 1,194 sq ft of internal living space.

Bedrooms: Three double bedrooms and an additional study, providing versatility for a growing family or work-from-home needs.

Reception Rooms: Two interconnected reception rooms, offering ample space for entertaining and relaxation.

Kitchen & Bathrooms: A well-sized fitted kitchen, a ground floor shower room with W.C., and a first-floor family bathroom.

Garden: A south-east facing rear garden, ideal for outdoor living.

Windows: Double-glazed sash windows to the front and UPVC windows to the rear.

While some areas may require updating, this property offers immense potential thanks to its generous size, original character, and excellent layout.

Location Highlights:

Retail & Amenities: Tottenham Hale Retail Park is just 100 meters away, offering a variety of shopping and dining options.

Transport Links: Excellent transport connections, including Seven Sisters and Tottenham Hale tube stations, the Stansted Express, and Tottenham Hale bus station, making commuting a breeze.

Nature & Leisure: Enjoy scenic walks along the nearby River Lea, providing a tranquil escape from city life.

Local Attractions: Tottenham Leisure Centre and Bernie Grant's Arts Centre are within easy reach, adding to the vibrant community lifestyle.

Reason for Sale:

The current owners are downsizing after more than 30 years of happy ownership.

Viewings:

Strictly by appointment only.

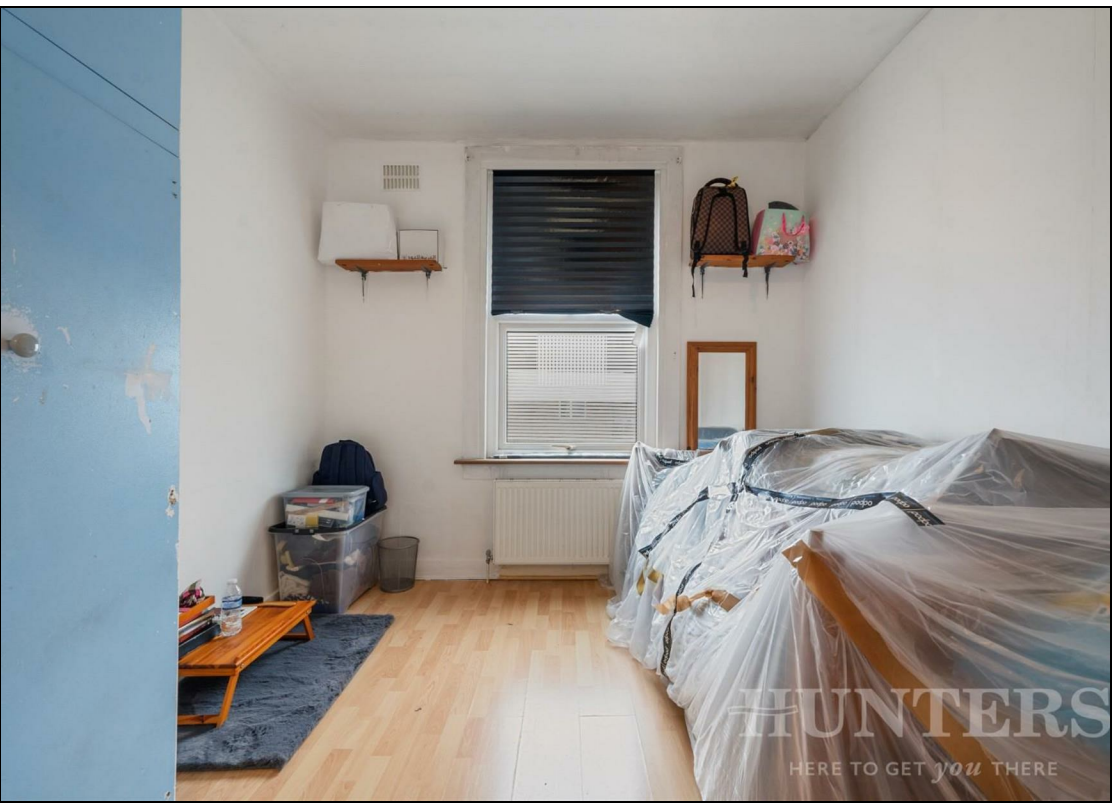
Don't miss this fantastic opportunity to own a charming Victorian home with space, character, and incredible potential in a prime location!

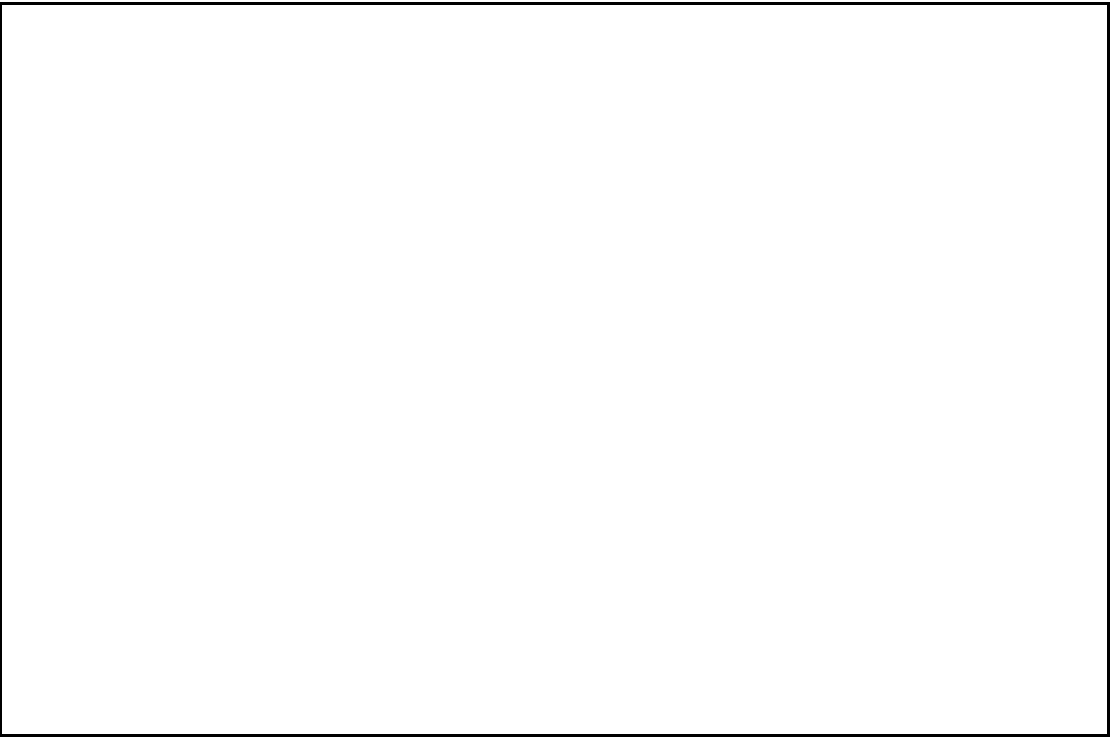
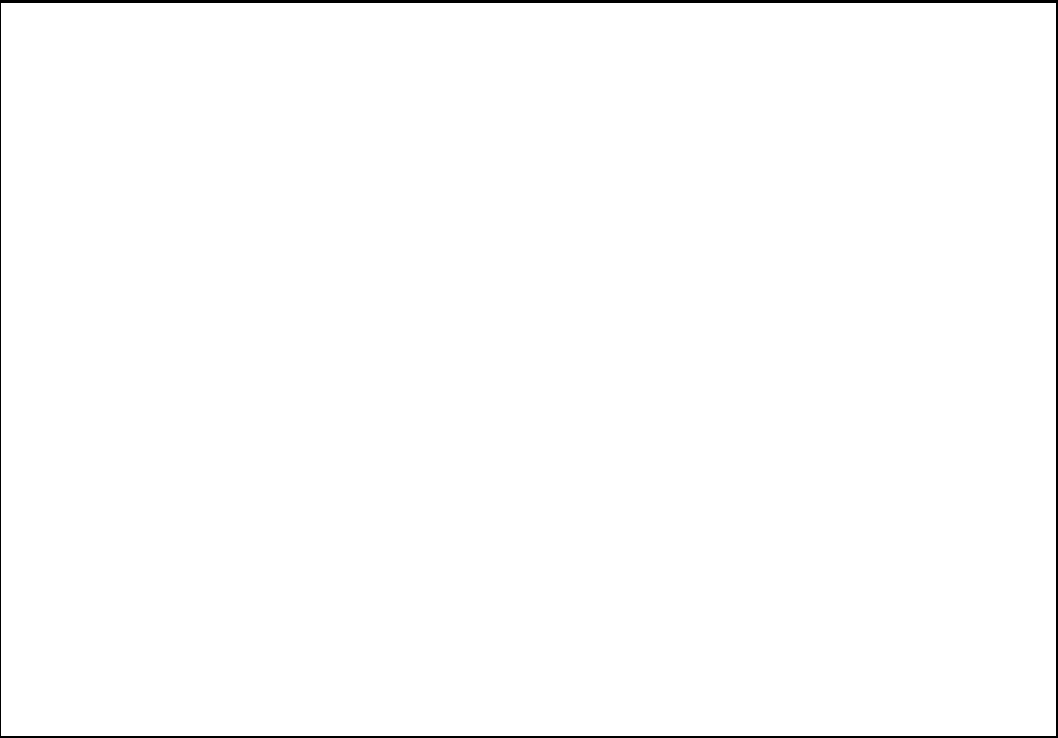


KEY FEATURES

- Double bay Victorian terrace
 - 1194 Sq Ft of living space
 - Interconnected receptions
 - Large kitchen
 - Two bathrooms
- Seven Sisters and Tottenham Hale stations
 - Stansted Express
 - EPC rating TBC





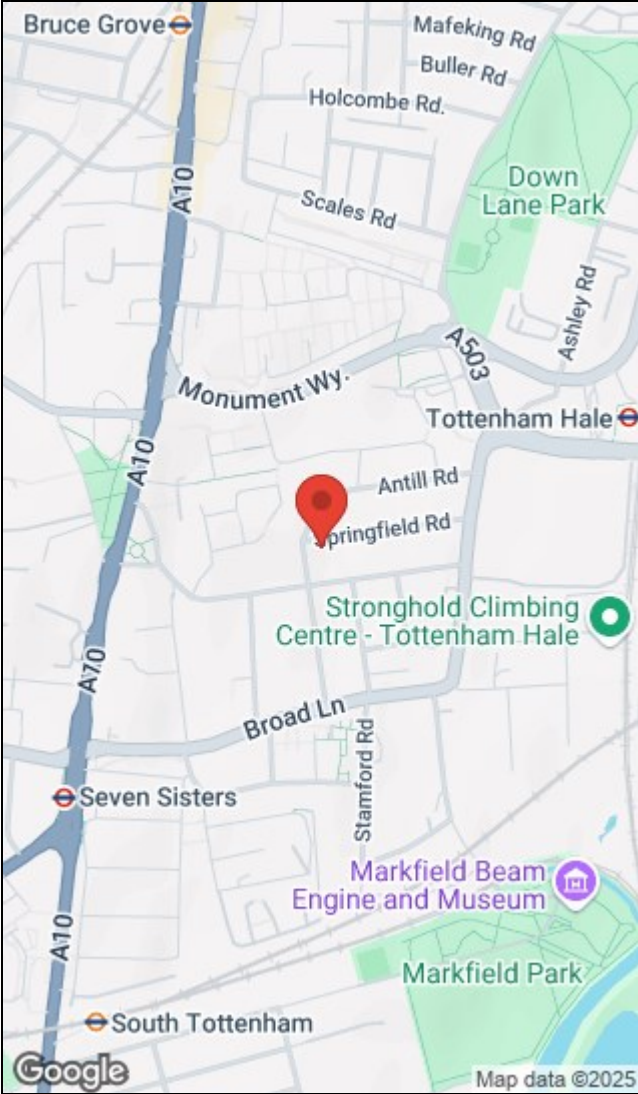


Springfield Road, N15

Approximate Gross Internal Area = 1194 sq ft / 110.9 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | | England & Wales EU Directive 2002/91/EC | | |

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