



Broad Lane, Tottenham, London, N15 4QT

- Three bedroom end of terrace
- Minutes away from amenities and shops
- Double bedrooms
- Private garage to the rear
- Council tax - D

- 5 minute walk from Tottenham Hale station (BR rail and London Underground)
- Train to Liverpool Street within 15 minutes
- Two receptions
- West facing garden
- EPC - D

Guide Price £675,000



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This 1930s end of terrace three bedroom home offers spacious and versatile accommodation, perfect for family living. Situated in a popular residential area, the property blends period character with modern convenience.

On the ground floor, you are welcomed by an bright entrance hallway leading to two generous reception rooms to the left of property, ideal for entertaining or relaxing. There is also a shower room with toilet and a well appointed kitchen with ample storage and work surface, also providing access to the rear garden.

To the first floor you'll find two double bedrooms, and a three piece family bathroom. The loft has been converted to create an additional loft room, offering flexible space suitable for a home office, playroom, or guest area.



Externally, the property benefits from a private paved rear garden and front garden, porch and a garage located to the rear, providing secure parking or additional storage and accessible from the garden or street.

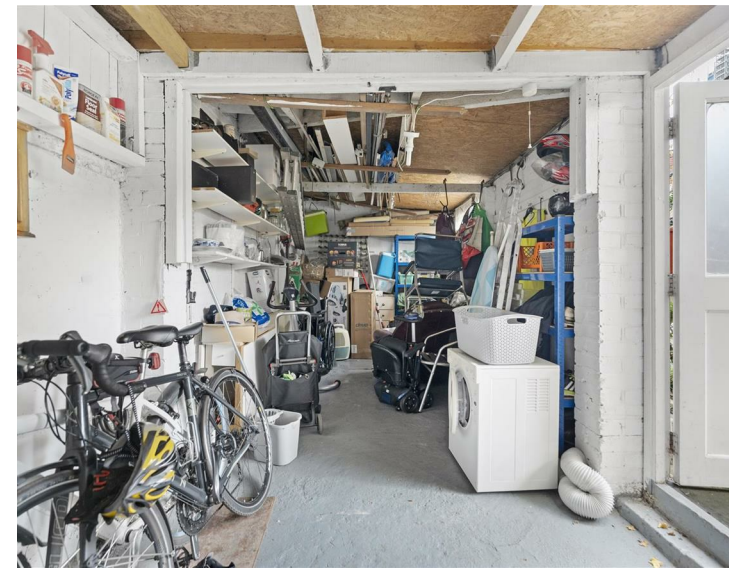
Location wise, this lovely home offers second to none transport links with the London Underground, Victoria Line taking you to Oxford Circus within 20 minutes, in addition an express train to Liverpool St within 15 minutes and national rail Stansted Express to the airport within 40 minutes.

All departing from Tottenham Hale station, a 4 minute walk away making travelling into central London seamless. You will also find Tottenham Hale retail park a zebra crossing away, catering for all your shopping needs, local schools and two large parks are also walking distance from the property making it ideal for families.

Council tax - D
EPC - D

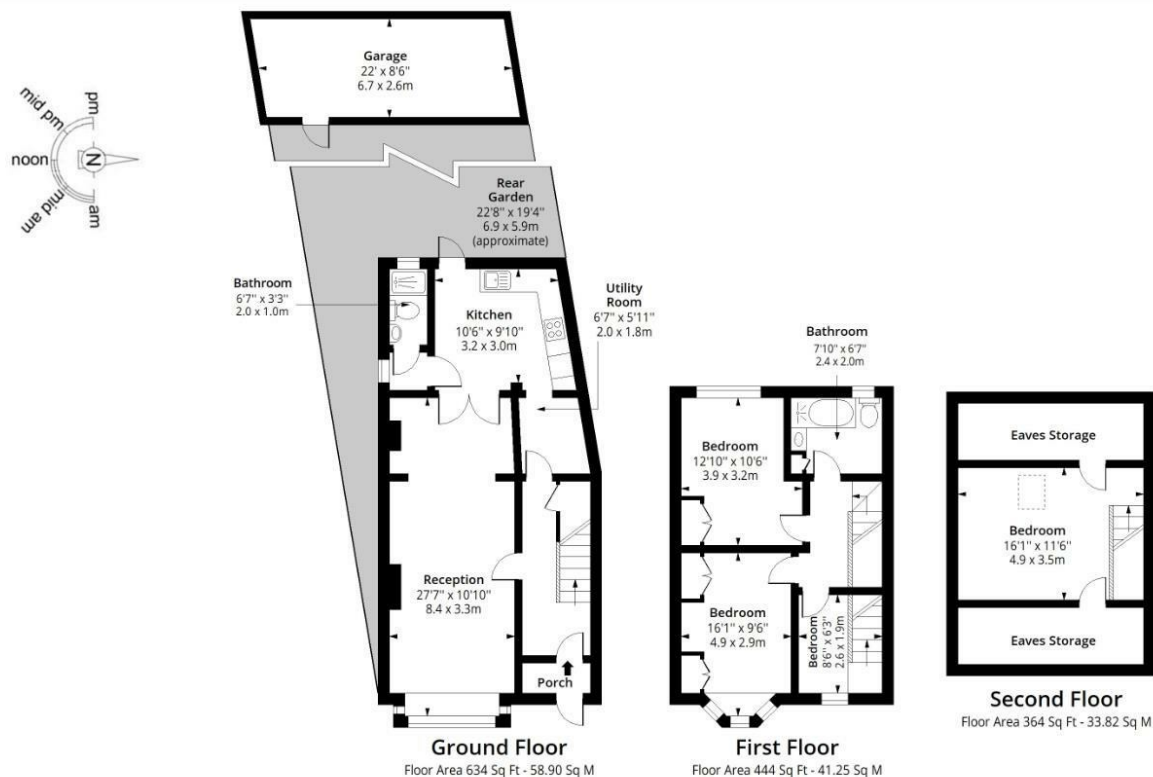


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Broad Lane, N15

Approximate Gross Internal Area = 1442 Sq Ft - 133.97 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Viewings

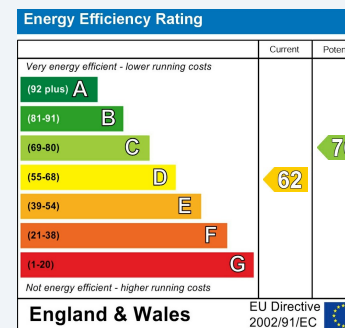
Please contact tottenham@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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