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The beautifully simple new way to sell your home



Chalgrove Road, London

A Victorian extended terraced house, with superb open-plan living space and sunny west-facing garden, that would benefit from internal modernisation. No chain.

£500,000

01992 87 85 80



Overall Description

This mid-terraced Victorian property has been in the same family since 1941 and was extensively remodelled in the 1980's to open-up the downstairs living and dining rooms into one lovely large space and also with two rear extensions to create a kitchen/dining room, a bathroom and a utility. The house is now in need of internal modernisation but does offer buyers plenty of potential to create a stylish modern family home which may also have potential for further extension to add a bedroom in the valley roof, subject to consent. The property has gas-central-heating, Upvc double-glazed windows to the front and single-glazed windows to the rear. There are low-maintenance front and back gardens, the latter being surprisingly private and west facing, so a bit of a sun-trap. This property is being sold with no chain.

Location

This property is situated in Tottenham, which is an area of London that is undergoing a major multi-billion pound investment and regeneration programme to build new homes, improve transport infrastructure and generate new jobs for the local population. The house is a short walk from Northumberland Park Railway Station which is on the West Anglia main line to Liverpool Street in the City and Cambridge to the north. There are shops, grocery stores and other amenities close to the station and there are also plenty of schools in the local area including the Mount Stewart Infant School and the Harris Primary Academy. The house is walking distance from both Somerford Grove Open Space and Harrington Park and also close to Walthamstow and Tottenham Marshes and Wetlands. It is around a five minutes' walk from Tottenham Hotspur's new White Hart Lane stadium.

Accommodation

A gate leads through the iron railings with a path to the wooden front door into the:

Entrance Hall 3'4 x 3' (1.02m x 0.91m)

Door to:

Open-Plan Sitting Room 22'4 x 15'2 (6.81m x 4.62m)

Bay window to front. A large open-plan room with two brick-surround feature fireplaces, one with a gas-fire. Exposed beams. Stairs to first floor with under-stairs storage space. TV aerial point. Telephone point. Three radiators.

Kitchen/Dining Room 14'11 x 9'9 (4.55m x 2.97m)

Window and door to the rear. Kitchen units with work tops and stainless steel sink unit. Gas hob. Eye-level oven/grill. Tiled walls. Amtico flooring. Exposed beams.

Lobby/Utility 7'9 x 3'2 (2.36m x 0.97m)

Window to side. Space and plumbing for washing-machine. Tile-effect flooring.

Bathroom 8'9 x 7'9 (2.67m x 2.36m)

Frosted window to rear. Panel bath with shower attachment. Shower cubicle. Low-level wc. Wash-hand basin. Tiled walls. Tile-effect flooring. Radiator.

First Floor 11'5 x 4'11 (3.48m x 1.50m)

From the sitting room stairs lead up to the half-landing with stairs to the landing proper.

Bedroom One 14' x 10'11" (4.27m x 3.33m)

Two windows to the front. Two fitted wardrobes. Double wardrobe unit with dresser and cupboards above. TV aerial point. Two radiators.

Bedroom Two 11' x 9'10 (3.35m x 3.00m)

Window to rear. Glass panel into landing. Fireplace with brick surround, brass hood and stone hearth. TV aerial point.

Bedroom Three 9'11 x 8'1 (3.02m x 2.46m)

Window to side. Wall-mounted gas boiler.

Outside

The property has a small, low maintenance, paved front garden with flowerbed and iron railing/gate. The back garden has steps up to a raised patio with fencing for privacy and a GARDEN SHED.

Services & Other Info.

Mains water, drainage, gas and electricity. Gas central-heating. Upvc double-glazed to front, single-glazed to rear. TV aerial. Telephone connected. Council Tax Band D. Alarm fitted (serviced 2023).



Ground Floor
563 sq.ft. (52.1 sq.m.) approx.



1st Floor
407 sq.ft. (37.8 sq.m.) approx.




TOTAL FLOOR AREA : 967 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>56</p>	<p>78</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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