



**26 Laburnum Avenue.,
Tottenham**

**Guide Price £475,000
Freehold**



26 Laburnum Avenue., Tottenham

473 High Street, Tottenham, London,
N17 6QA

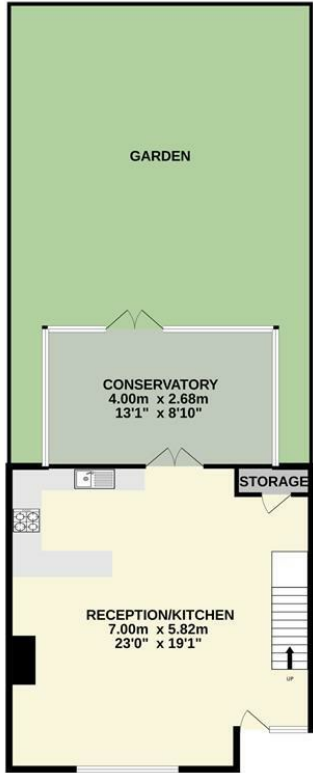
020 8801 2696
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- Three Bedroom House
- Terraced
- Chain Free
- Conservatory
- Double Bedrooms
- Open Plan
- First Floor Bathroom
- Excellent Location
- 0.7 Miles To White Hart Lane Overground Station
- EPC Rating : E

Kings Group are delighted to present this three bedroom terraced house. The property benefits from a spacious light and airy open plan reception room with a fitted kitchen and ample dining space, conservatory extension and private rear garden. The first floor boasts two double bedrooms and a three piece family bathroom. The property has been further extended into the loft which features a large third double bedroom. This would be an ideal opportunity for a family or an investor.

Located within close proximity to the A10 dual carriageway, the property is conveniently located next to excellent transport links, access to schools and local amenities. Turnpike Lane Underground Station and Wood Green Underground Station (Both Piccadilly Line) are a short distance away with excellent bus routes allowing easy access into Central London and the surrounding areas. Seven Sisters Underground Station (Victoria Line) is a bus ride away, giving prospective owners the option of both underground lines. There is further development in the area with the renovation of the surrounding train stations and completion of Tottenham Hotspur Football Club creating new jobs and opportunities.

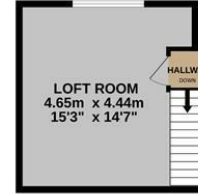
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 105.0 sq.m. (1130 sq.ft.) 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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