



**67 Clonmell Road,  
Tottenham**

**Guide Price £660,000  
Freehold**



# 67 Clonmell Road, Tottenham

473 High Street, Tottenham, London,  
N17 6QA

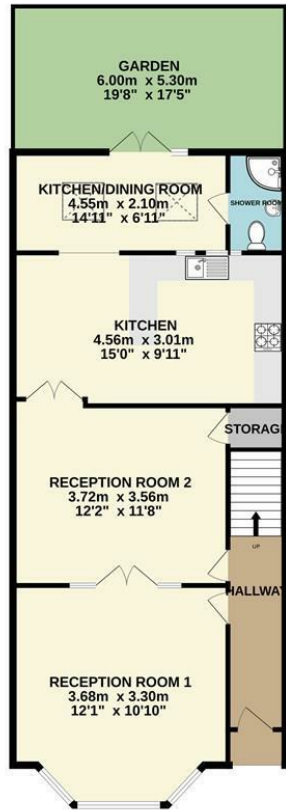
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- Four Bedroom House
- Two Reception Rooms
- Dining Room
- Fitted Kitchen
- Downstairs W/C & Shower Room
- Private Rear Garden
- Chain Free
- Excellent Location
- Downhills Park Location
- EPC Rating : C

Kings Group are delighted to present this four bedroom Victorian period house situated within a sought after location in the Downhills Park area of Tottenham. The property benefits from two light and airy reception rooms, a modern fitted kitchen leading to a dining room, ground floor shower room and a private rear garden. The first floor boasts two double bedrooms and a three piece family bathroom suite. The loft has been extended and consists of a further two double bedroom and shower room. This property will make a great family home or investment opportunity.

Located in the heart of Tottenham, the property is situated in the popular Downhills Park and Philip Lane location and benefits from the regeneration currently taking place in the area. Bruce Grove Primary School and Harris Primary Academy School are both a short walking distance away and the excellent bus and transport links provides easy access to the surrounding areas and Central London. The historic Bruce Castle Museum and Bruce Castle Park is a few minutes away and the property is moments away from local shops, amenities and schools. Seven Sisters Stations (Victoria Line) and Turnpike Lane Station are both a short distance away from the property and provides regular trains into Central London and Liverpool Street.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA: 126.0 sq.m. (1356 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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