



**1 Yarmouth Crescent,  
Tottenham**

**£450,000 Freehold**



# 1 Yarmouth Crescent, Tottenham

473 High Street, Tottenham, London,  
N17 6QA

020 8801 2696  
[www.kings-group.net](http://www.kings-group.net)

- Three Bedroom House
- End Of Terrace
- In Need Of Modernisation
- Double Bedrooms
- Storage Space Throughout
- First Floor Bathroom
- Ground Floor W/C
- Excellent Location
- 0.6 Miles To Tottenham Hale Station
- Awaiting EPC

(Overground), Stansted Airport (Stansted Express) and Central London (Victoria Line). Tottenham Retail Park is only moments away with plenty of shops, restaurants and convenience stores. Regeneration is currently taking place in the area with the station and stadium under refurbishment and the proposed Crossrail 2 project passing through the station.

Viewing is highly recommended to fully appreciate the potential on offer.

Kings Group are delighted to present this three-bedroom end-of-terrace house which offers excellent potential for those looking to create their perfect family home. Located in the desirable Tottenham area, this property is in need of modernisation, making it an ideal opportunity for buyers who are looking to put their own stamp on a home or investors seeking a refurbishment project.

The house benefits from a spacious layout with a generously sized reception room, providing plenty of room for living and dining. The kitchen is functional but would benefit from updating, offering a blank canvas. The rear garden, which can be accessed via the kitchen, offers a good-sized outdoor area with plenty of potential for landscaping or extension (subject to planning permission). Upstairs, you'll find three good-sized bedrooms and a three piece family bathroom, all of which require modernisation.

Situated minutes away from Tottenham Hale Train and Bus Station, the transport links provides easy access into Central London and the surrounding areas. Tottenham Hale connects local residents to Liverpool Street and Stratford



**Ground Floor**

**First Floor**

**Yarmouth Crescent, N17**

Approximate Gross Internal Floor Area : 93.70 sq m / 1008.57 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor



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