



**52 Brantwood Road,
Tottenham**

**Guide Price £535,000
Freehold**



52 Brantwood Road, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Three Bedroom House
- 1930s Period Property
- Well Maintained Throughout
- Modern Fitted Kitchen
- Private Rear Garden
- First Floor Bathroom
- Chain Free
- Excellent Location
- Minutes Away from White Hart Lane Station
- EPC Rating : D

ongoing developments near the stadium include the High Road West regeneration project, which will introduce a new public square, shops, and restaurants, helping to create new jobs and further economic growth in the area.

This property presents a fantastic opportunity for a buyer looking to invest in a growing and well-connected area, with excellent transport links and exciting future development.

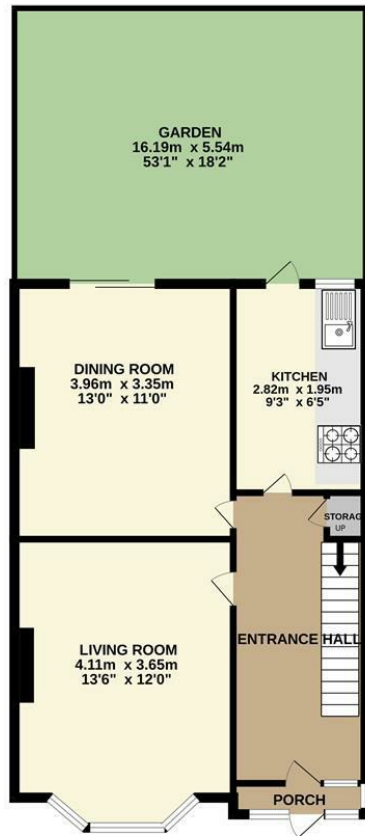
Kings Group are pleased to present this charming three-bedroom end-of-terrace 1930s period home, ideally located near the High Road West regeneration project. This property offers significant potential for modernization, making it an excellent opportunity for both first-time buyers and investors.

The ground floor features a spacious front reception room, with a second reception area, a modern fitted kitchen leading to a large private rear garden. On the first floor, you'll find two double bedrooms, a single bedroom, and a three piece family shower room suite, with potential to extend into the loft (subject to planning permission).

The property is ideally situated in the heart of the regeneration area, just a short walk from White Hart Lane Station, which offers direct trains to Liverpool Street Station. Tottenham Hale Station is also nearby, providing access to the Victoria Line and Stansted Express, offering fast connections to Central London.

Local amenities are plentiful, with the property being just moments away from schools, restaurants, and shops. The

GROUND FLOOR

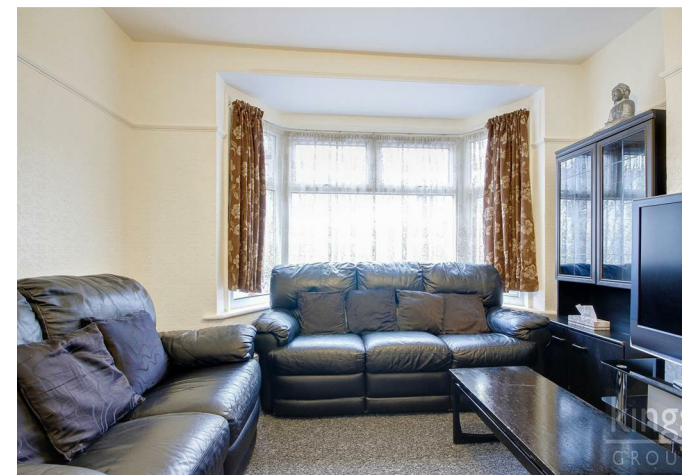


1ST FLOOR

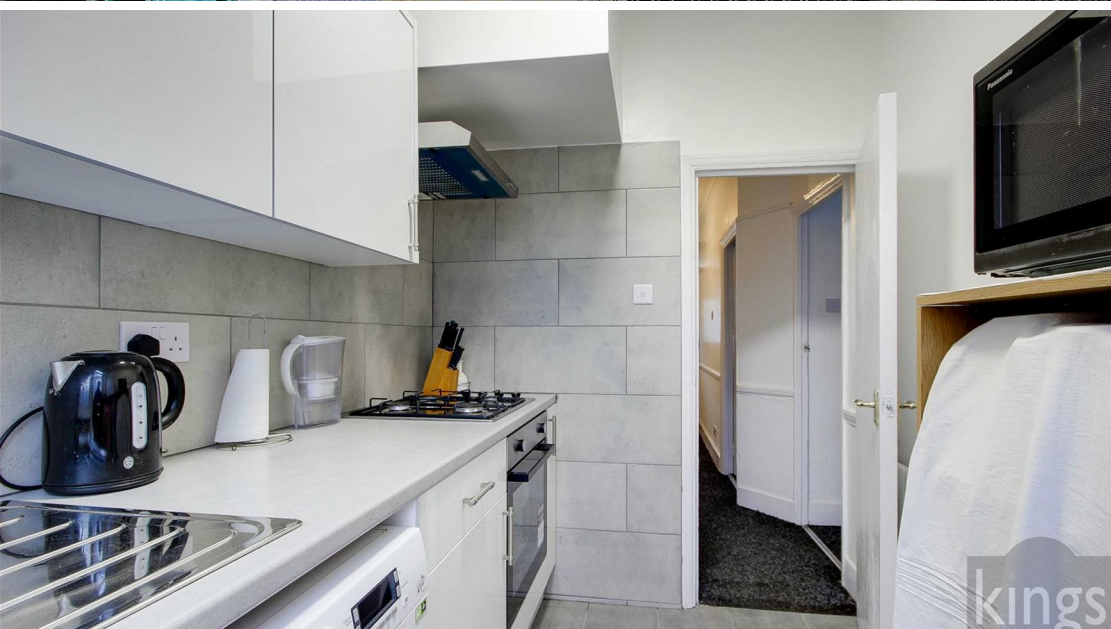


TOTAL FLOOR AREA : 84.0 sq.m. (904 sq.ft.) approx.

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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