

BRITISH PROPERTY AWARDS 2021 2024

GOLD WINNER

ESTATE AGENT IN BARNET





£520,000

TENURE : FREEHOLD

Asplins Road, Tottenham, LONDON N17 0NG

Bedrooms : 3 **Bathrooms : 1** **Reception Rooms : 2**

3 BEDROOM VICTORIAN TERRACED HOUSE

2 SEPARATE RECEPTIONS

LOCATED IN THE HEART OF TOTTENHAM

NEAR TO TOTTENHAM HIGH STREET SHOPPING FACILITIES & BUS ROUTES

SHORT WALK TO NORTHUMBERLAND PARK TRAIN STATION

CHAIN FREE

Mantlestates
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This three-bedroom Victorian terraced house is situated on Asplins Road in Tottenham, N17, and is offered for sale on a chain-free basis. The accommodation is arranged over two floors and includes two separate reception rooms, a kitchen, three bedrooms and one bathroom. The property retains period-style external features, while the interior would benefit from updating and refurbishment in areas. The entrance opens into a hallway with wood-effect flooring, patterned wallpaper, a radiator and access to the main rooms and staircase. The two reception rooms are separately arranged, providing flexible ground-floor accommodation. One front-facing reception room has a bay window, fitted storage cupboards, a decorative fireplace surround and wood-effect flooring. The second reception room is positioned towards the middle or rear of the house and includes a further fireplace feature, built-in storage and access towards the kitchen area. The kitchen is located at the rear of the ground floor and is fitted with a range of wall and base units, worktops, tiled splashbacks, a gas cooker with extractor hood, sink unit, boiler and space for freestanding appliances. There is room for a dining table and chairs, with windows providing natural light and views towards the rear garden. A rear utility or storage area provides additional practical space and leads out to the garden. On the first floor, the landing provides access to three bedrooms and the bathroom. The principal bedroom is positioned towards the front of the property and benefits from a large bay-style window arrangement, a further side window, built-in cupboards and wood-effect flooring. The second bedroom is a rear-facing room with a window, radiator and wood-effect flooring. The third bedroom is a smaller room with a rear or side-facing window and radiator. The bathroom is fitted with a bath, shower, wash basin and WC, with tiled walls, a frosted window and storage cupboards. The rear garden is accessed from the house and includes paved areas, a covered section, a small lawn or planted area, boundary fencing, storage structures and a timber shed or workshop. The outdoor space is currently laid out for sitting, storage and general use and would require maintenance and improvement. Parking is controlled on the surrounding residential road, with permit information displayed outside the property. The house is located in the heart of Tottenham, near Tottenham High Street, where a range of shopping facilities and local services are available. Bus routes operate in the surrounding area, providing connections through Tottenham and to neighbouring parts of north London. Northumberland Park train station is a short walk away and provides rail services from the area. The Energy Performance Certificate records a current energy efficiency rating of C, with a score of 70, and a potential rating of B, with a score of 82. The current environmental impact rating is D, with a score of 68, and the potential rating is C, with a score of 79.

ENTRANCE PORCH: *4' 08" x 3' 00" (1.42m x 0.91m)*
Composite front door, laminated flooring.

HALL WAY: *23' 00" x 3' 00" (7.01m x 0.91m)*
Under stairs storage cupboard, radiator, laminated flooring.

FRONT RECEPTION: *12' 00" x 12' 00" (3.66m x 3.66m)*
Double-glazed window to front aspect, laminated flooring, radiator, feature fireplace.

MIDDLE RECEPTION: *9' 06" x 11' 03" (2.90m x 3.43m)*
Double-glazed window to rear aspect, radiator.

KITCHEN: *14' 03" x 9' 05" (4.34m x 2.87m)*
Double-glazed window to rear aspect, wall and floor standing kitchen units, radiator, tiled flooring.

UTILITY AREA: *14' 05" x 5' 02" (4.39m x 1.57m)*

LANDING: *14' 08" x 5' 03" (4.47m x 1.60m)*
Storage cupboard, loft access.

REAR BEDROOM: *10' 10" x 5' 01" (3.30m x 1.55m)*
Double-glazed window to side aspect, storage cupboard, radiator.

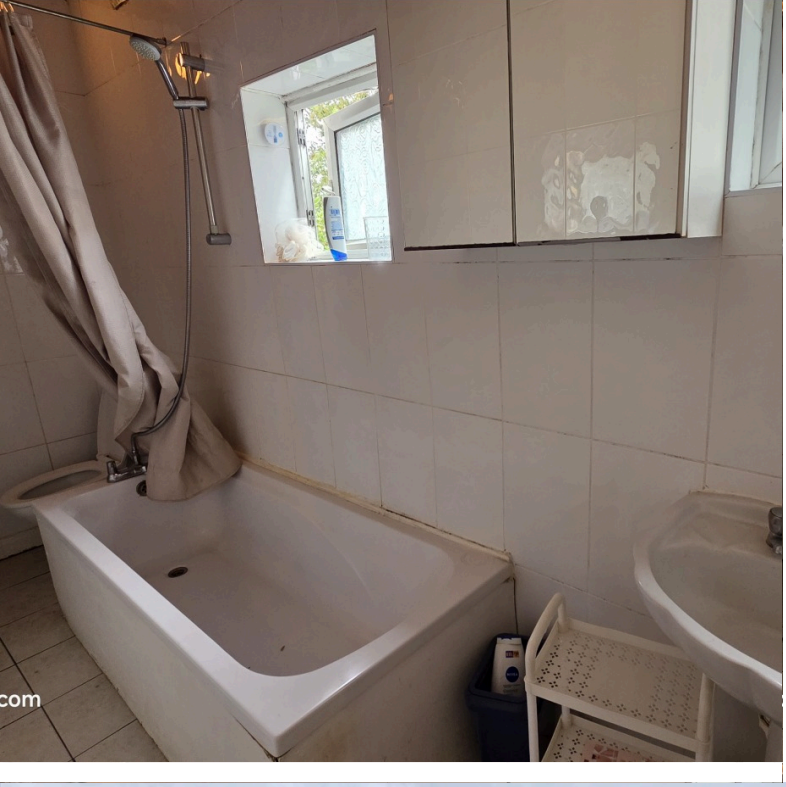
Bathroom: *11' 09" x 3' 9" (3.58m x 1.14m)*
Double glazed window to side aspect, low level flush water closet,

MIDDLE BEDROOM: *10' 08" x 9' 07" (3.25m x 2.92m)*
Double glazed window to rear aspect, radiator

FRONT BEDROOM:
Double-glazed window to front aspect x 2, double-glazed window to front aspect x 2, laminated flooring, radiator.

Rear Garden: *50' 00" x 16' 03" (15.24m x 4.95m)*
GARDEN SHED

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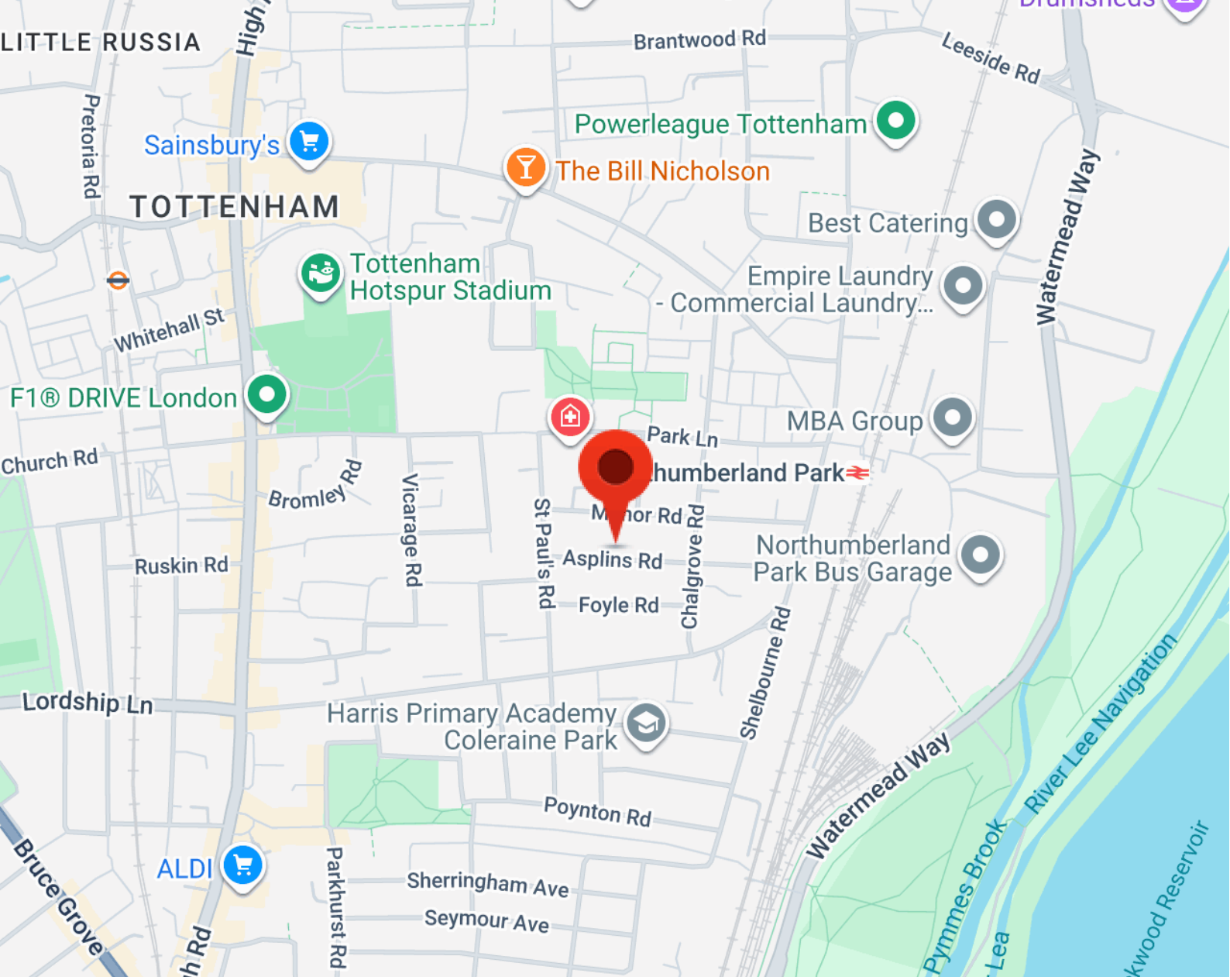


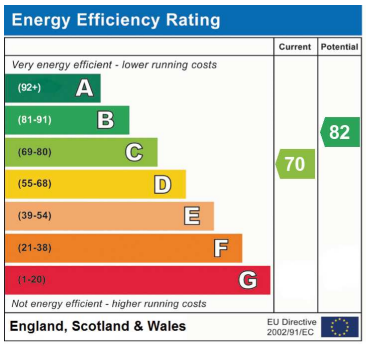


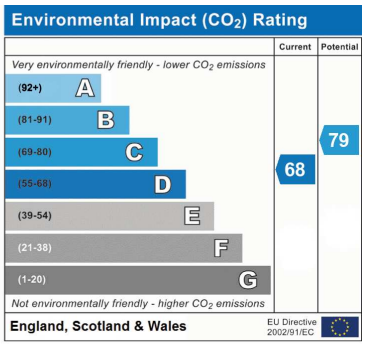




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