



**17 Rowland Hill Avenue,
Tottenham**

**Guide Price £450,000
Freehold**



17 Rowland Hill Avenue, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Two Bedroom House
- Chain Free
- In Need Of Modernisation
- Double Bedroom
- Driveway
- First Floor Bathroom
- Freehold
- Double Glazed
- Excellent Location
- EPC Rating : D

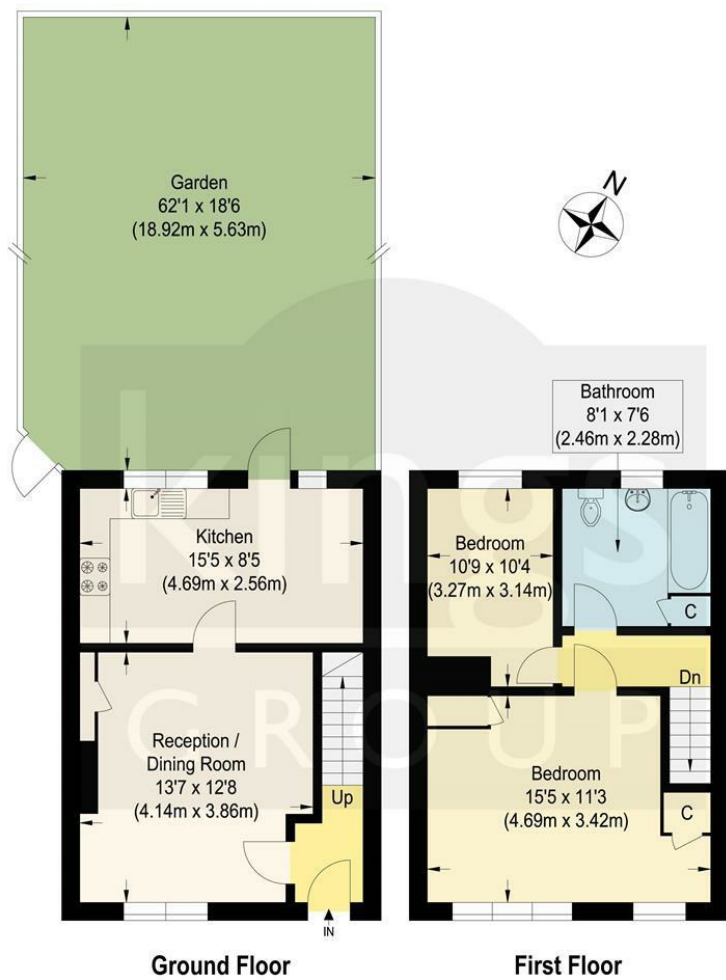
Construction Type - Standard (brick)
Flood Risk - Rivers & Seas: Very Low, Surface Water:
Very Low

Kings Group are delighted to present this charming two-bedroom period property, ideally situated on the borders of Haringey. Boasting excellent transport links and convenient access to the A10, the property also benefits from a private driveway with space for multiple vehicles.

In need of modernisation throughout, this home offers fantastic potential and features a spacious reception room, a fitted kitchen, and a generously sized rear garden. The first floor comprises two well-proportioned double bedrooms and a three-piece family bathroom suite. This property represents an excellent opportunity for both families and investors alike.

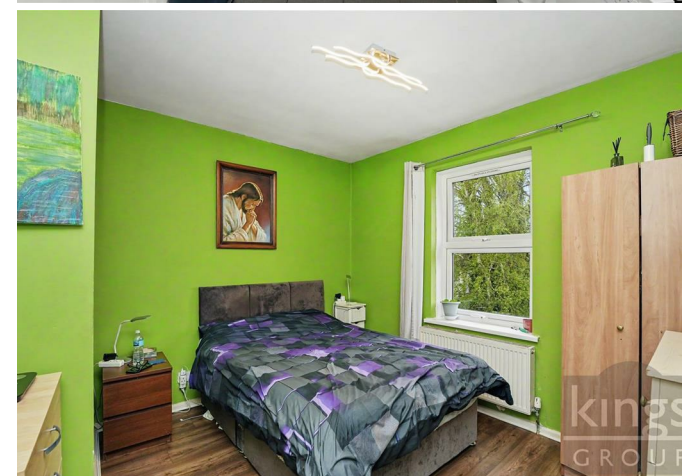
Set on a quiet residential road, the home is just moments from Wood Green, offering a wide range of local amenities, schools, and restaurants. The area is well-connected to surrounding locations and Central London, further enhanced by ongoing station improvements and the continued development associated with Tottenham Hotspur Football Club.

Council Tax Band C



Rowland Hill Avenue

Approximate Gross Internal Floor Area : 64.30 sq m / 692.11 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.





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