

kings GROUP

www.kings-group.net

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Tottenham N17 6QA
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Hamilton Close., London, N17 9HZ

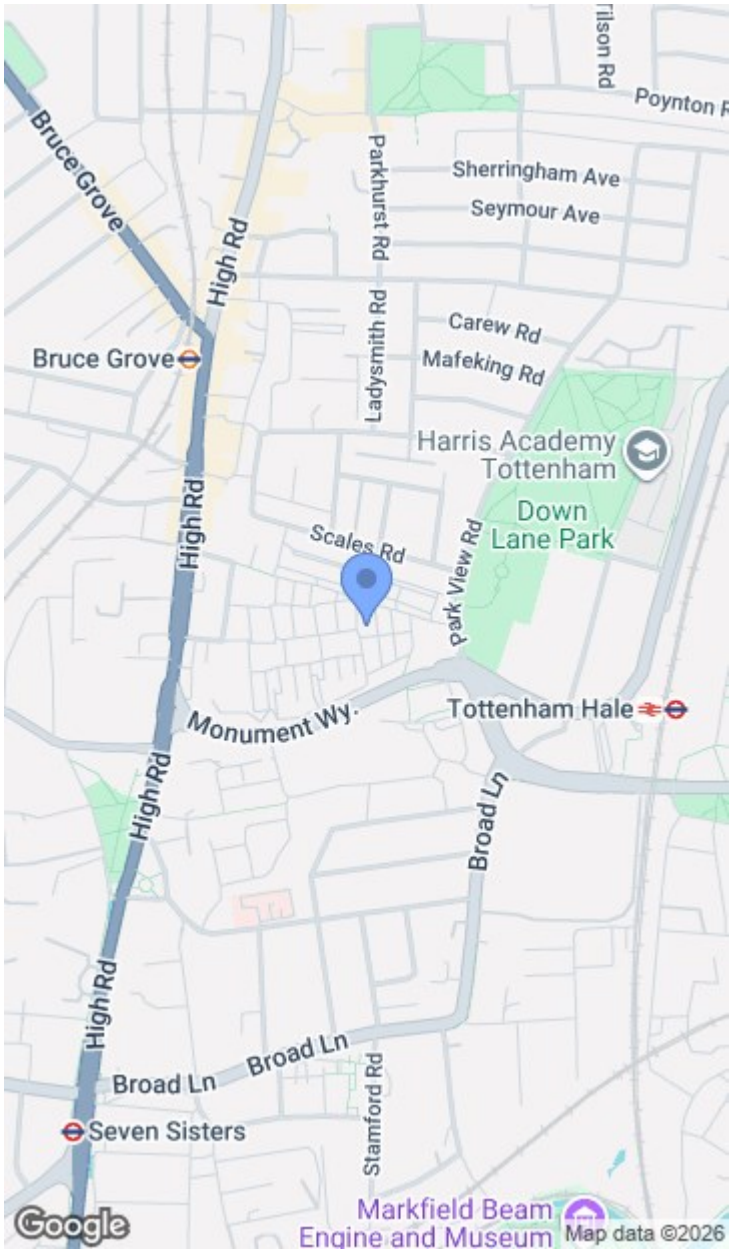
£440,000

- Three Bedroom House
- Double Bedrooms
- Private Rear Garden
- Spacious Fitted Kitchen/Diner
- Minutes Away from Tottenham Hale Station
- Well Maintained Throughout
- Chain Free
- First Floor Bathroom
- Sought After Location
- EPC Rating : C

Kings Group are delighted to present this well-maintained three-bedroom family home, ideally situated in a quiet cul-de-sac just moments from Tottenham Hale Station. Arranged over two floors, the property offers bright and spacious accommodation throughout. The ground floor comprises a welcoming and airy reception room, a convenient downstairs WC, a generously sized fitted kitchen, and access to a private rear garden, perfect for outdoor entertaining and family enjoyment. The first floor features two well-proportioned double bedrooms, a comfortable single bedroom, and a modern three-piece family bathroom suite. This attractive property presents an excellent opportunity for both families seeking a well-connected home and investors looking to benefit from the area's ongoing growth and development.

Ideally located just a short walk from Tottenham Hale Train and Bus Station, the property offers excellent transport links into Central London and beyond. Residents will also enjoy easy access to Tottenham Retail Park, which provides a wide range of shops, restaurants, and everyday amenities. The area continues to benefit from significant regeneration, including extensive improvements to the station and surrounding infrastructure.

Council Tax Band D
Freehold
Flood Risk: Rivers & Seas: Very Low, Surface Water: Low





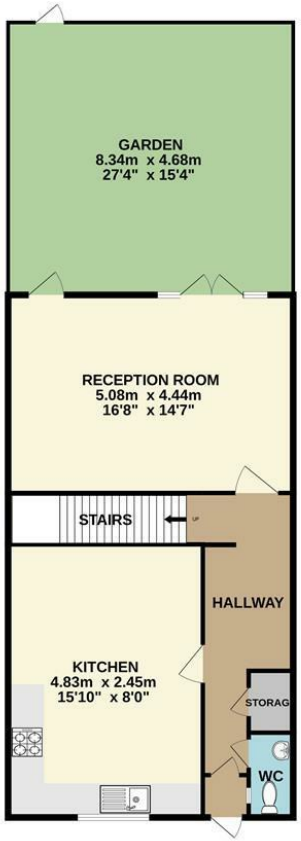


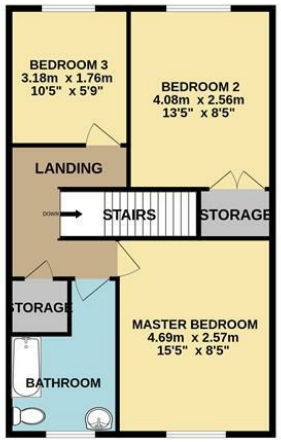




GROUND FLOOR

1ST FLOOR





TOTAL FLOOR AREA : 90.0 sq.m. (969 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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