



**38 Seymour Avenue,
Tottenham**

£535,000 Freehold



38 Seymour Avenue, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Three Bedroom House
- 1930s
- Chain Free
- Two Reception Rooms
- In Need Of Modernisation Throughout
- South Facing Garden
- First Floor Bathroom
- Excellent Location
- Short Distance to Tottenham Hale Station
- EPC Rating : D

Don't miss this great opportunity to invest or settle into a growing and vibrant community.

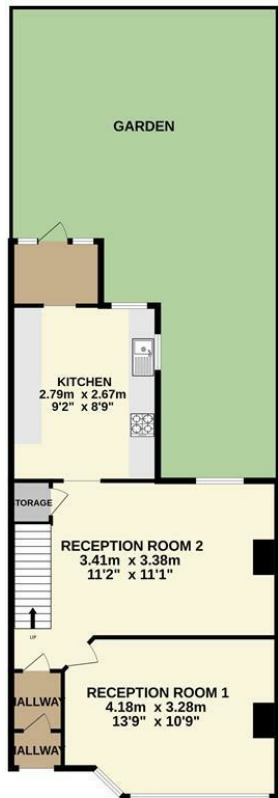
* We have limited information in regards to the loft room currently being used as a bedroom and we would recommend prospective buyers rely on their own research.

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

Kings Group are delighted to present this three-bedroom 1930s period property, available chain free, offering an exciting opportunity for modernisation and further development. Located in the heart of Tottenham, this spacious home retains its original charm and presents excellent potential for families or investors alike. The ground floor features two generously sized, light-filled reception rooms and a fitted kitchen, all leading out to a private rear garden—ideal for entertaining or creating a peaceful outdoor retreat. The first floor offers two well-proportioned double bedrooms and a three-piece family bathroom suite. The second floor comprises a large loft room providing flexible living space that could be used as a principal bedroom, guest room, or home office.

Perfectly positioned, the home is just a short walk from both Bruce Grove (Overground) and Tottenham Hale (Underground & Overground), with fast and frequent services into Central London. Mulberry Primary School is only minutes away, and the area benefits from ongoing regeneration, further enhancing its desirability. A range of local shops, amenities, schools, and excellent transport links are all within easy reach.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 92.0 sq.m. (990 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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