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Hanover Road, London, N15

Asking Price £650,000

This beautifully presented, newly refurbished two bedroom semi-detached property with loft room on Hanover Road, N15, offers stylish contemporary living, finished to a high standard. The ground floor features elegant herringbone style flooring and underfloor heating throughout. The newly fitted kitchen is equipped with brand new Bosch appliances, while the property's newly refurbished interiors allow the incoming purchaser to move straight in. A further benefit is the loft room, which enjoys natural light and offers a versatile additional space for a home office, hobby room or occasional guest accommodation.

Externally, the property benefits from convenient side access and a west-facing rear garden, enjoying afternoon and evening sunshine. The garden is arranged with a combination of paved and lawned areas, providing an ideal setting for outdoor dining, entertaining or relaxing. The location is also well placed for a selection of nearby green spaces, including Down Lane Park and Walthamstow Wetlands, with Markfield Park offering further opportunities for outdoor recreation and leisure.

Situated in the heart of Tottenham, Hanover Road is conveniently positioned for local amenities, well versed transport connections and a range of educational facilities. Nearby primary schools include Holy Trinity CofE Primary School and Harris Primary Academy Philip Lane, both reported as Outstanding by Ofsted in available school listings. A selection of secondary schools can also be found within the surrounding area, including Gladesmore Community School and Harris Academy Secondary School.

Council Tax - C
EPC - D (Undertaken before home improvements)



KEY FEATURES

- Freehold
- Chain free
- Newly refurbished
- Great location
- Underfloor heating
- West facing garden
- 6 minute walk to Tottenham Hale Station (BR, London Underground and Stansted Express)
- Side access
- Council tax - C
- Two bedroom with loft room























Hanover Road N15

Approximate Gross Internal Area = 984 Sq Ft - 91.41 Sq M
Approximate Gross Eaves Storage Area = 154 Sq Ft - 14.31 Sq M

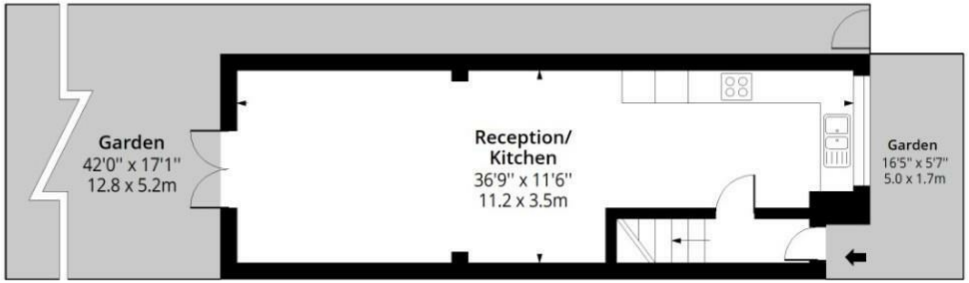


First Floor

Floor Area 419 Sq Ft - 38.93 Sq M

Second Floor

Floor Area 324 Sq Ft - 30.10 Sq M



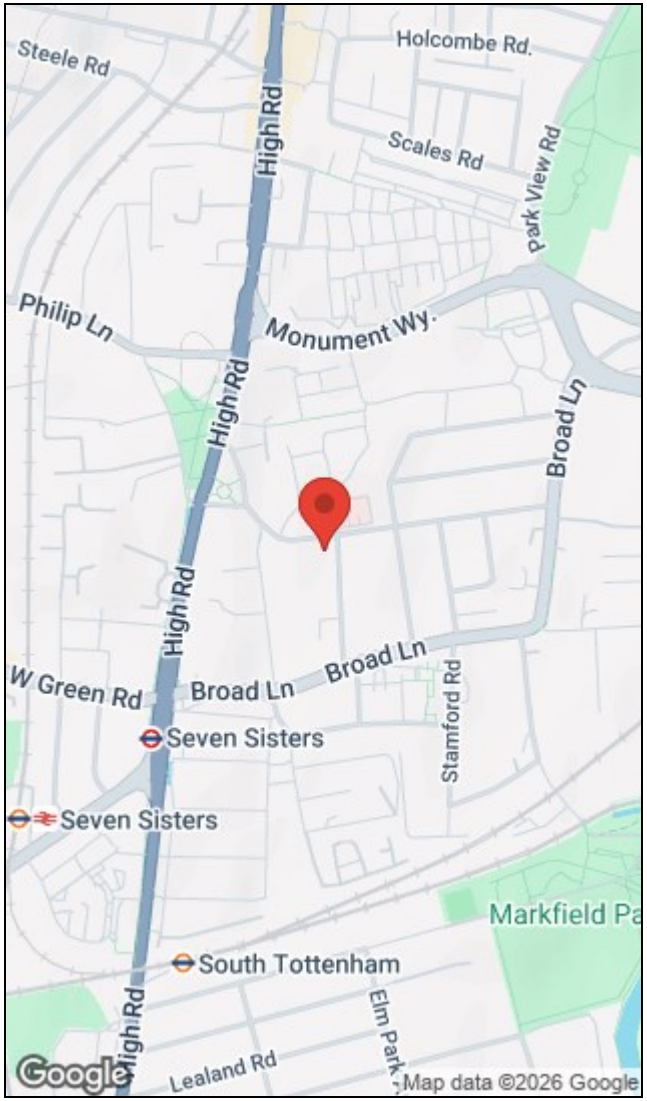
Ground Floor

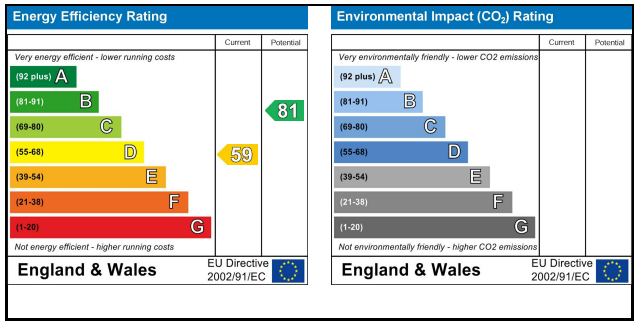
Floor Area 411 Sq Ft - 38.18 Sq M

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RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.





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The Property Ombudsman

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