



**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](http://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

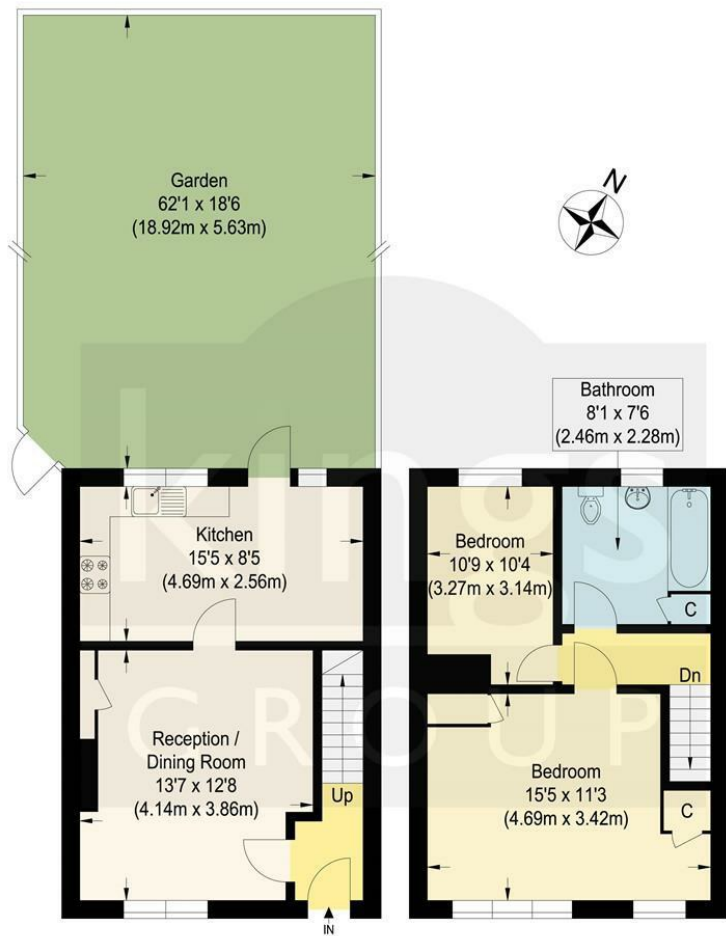
Construction Type - Standard (brick)  
Flood Risk - Rivers & Seas: Very Low, Surface Water:  
Very Low

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

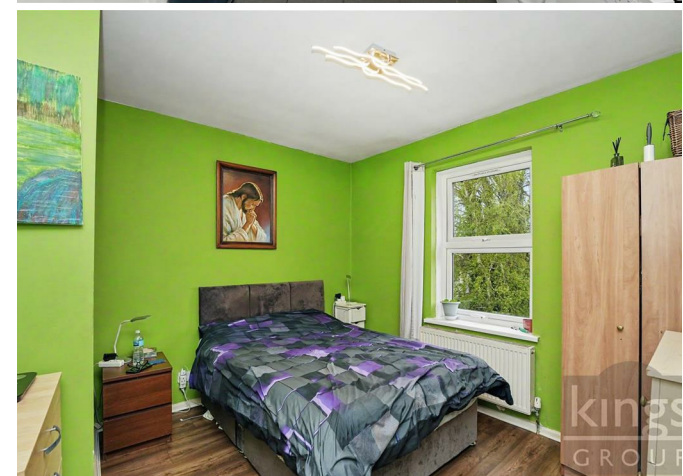


**Ground Floor**

**First Floor**

**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.



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor



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