
HUNTERS®
HERE TO GET you THERE
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C

Spondon Road, London, N15

Asking Price £575,000

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HERE TO GET *you* THERE

Arranged over three floors and extending to approximately 110 sq m (1,184 sq ft), this freehold three bedroom, two bathroom mid terrace home offers generous and versatile accommodation in a well connected Tottenham location.

With an east facing aspect to the front and west facing aspect to the rear private paved garden, the property enjoys a pleasing orientation that welcomes natural light throughout the day.

The ground floor comprises a good sized kitchen, with the reception to the rear connecting the west facing garden via double doors, a rear small storage room is also present. The first floor bedrooms retain their original varnished floorboards, adding character and charm, while the three floor layout provides excellent flexibility for modern family living. This property also features a rare opportunity of off street parking in an N15 postcode.

The surrounding area offers an appealing balance of urban convenience and access to outdoor space. Nearby green spaces include Markfield Park, with its open lawns, riverside walks and recreational facilities, while the expansive Walthamstow Wetlands provides further opportunities for walking, cycling and enjoying nature. For everyday shopping and household essentials, Tottenham Hale Retail Park is conveniently located a 6 minute walk away, offering a variety of popular retailers and easy access to larger stores.

The property is convenient for transport connections, with Seven Sisters Underground station providing access to the Victoria line and London Overground services, while Tottenham Hale offers additional Victoria line and National Rail connections for journeys across London and beyond.

Families will also appreciate the choice of well regarded schools in the surrounding area, including nearby primary and secondary schools with Outstanding Ofsted judgements including Harris Primary Academy and Gladesmore Community School.

Council tax - C
EPC - C



KEY FEATURES

- Three bedrooms
- Two bathrooms
- Varnished floor boards
- West facing garden
- 6 minute walk to Tottenham Hale Station (BR Rail, Stansted Express, Underground)
- Close to green spaces - Markfield Park & Walthamstow Wetlands
- Council tax - C
- EPC - C
- Freehold







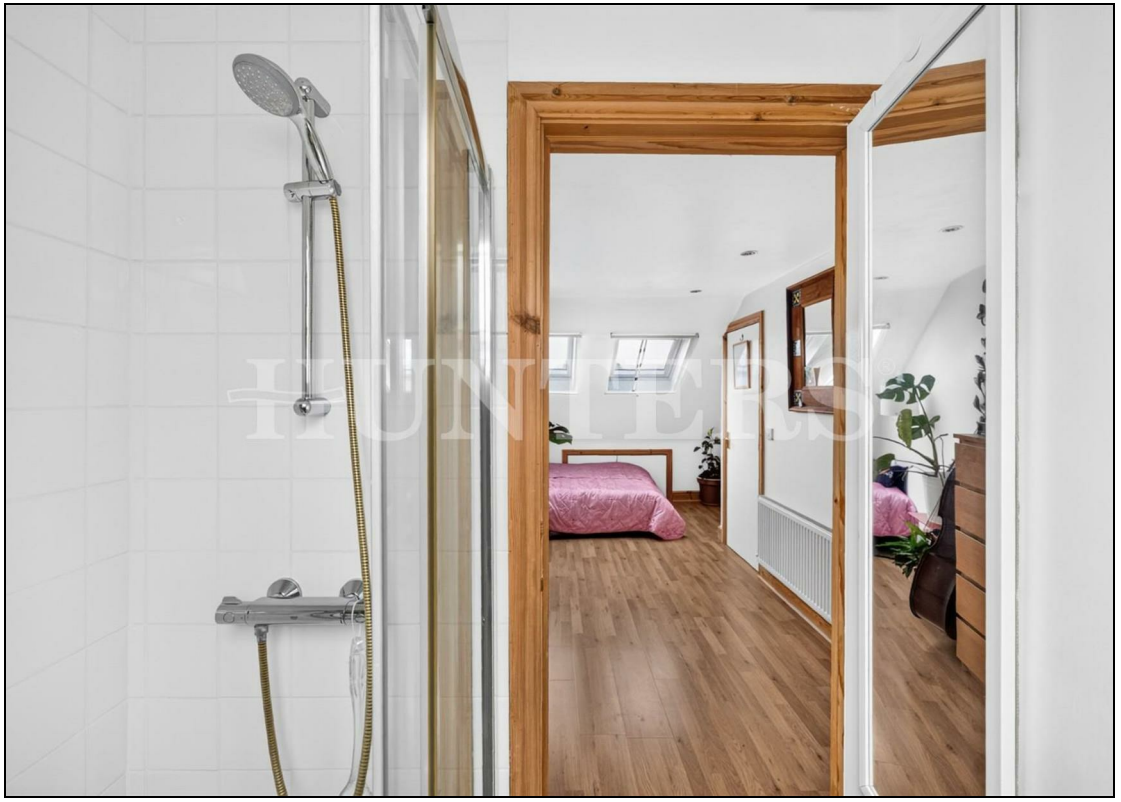










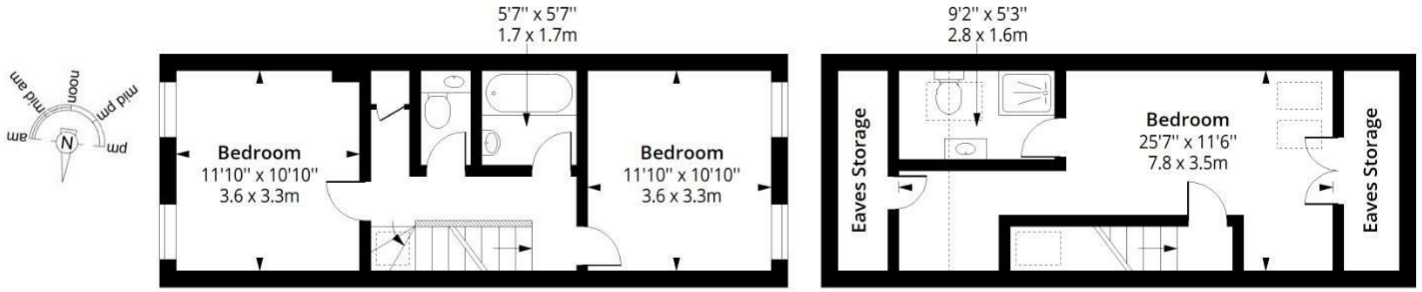





Keep the Faith

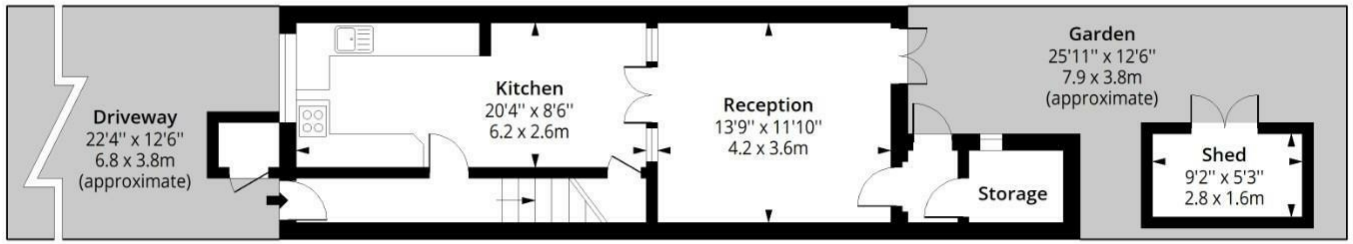
Spondon Road N15

Approximate Gross Internal Area = 1187 Sq Ft - 110.27 Sq M
Approximate Gross Eaves Storage/ Shed Area = 167 Sq Ft - 15.51 Sq M



First Floor
Floor Area 415 Sq Ft - 38.55 Sq M

Second Floor
Floor Area 302 Sq Ft - 28.06 Sq M

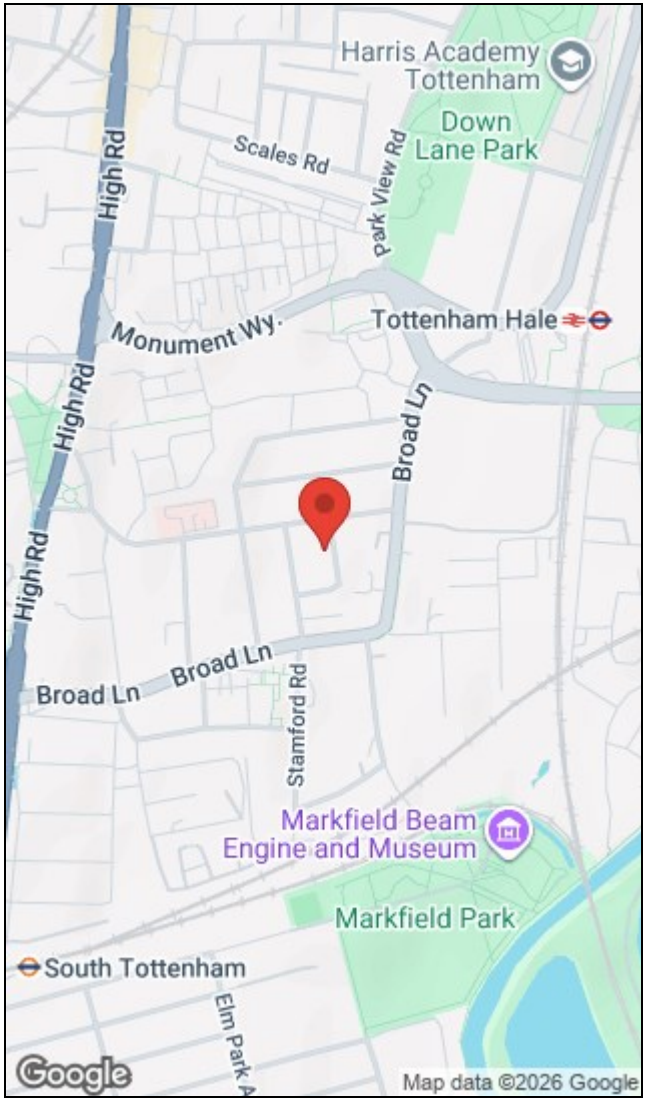


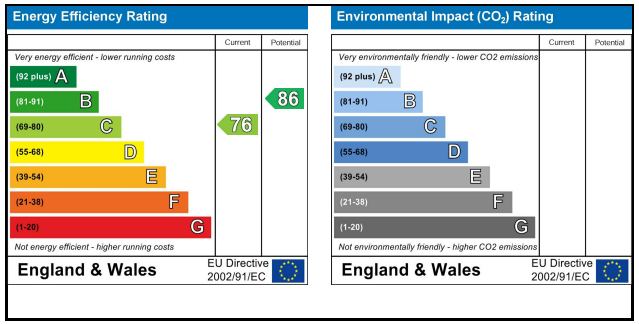
Ground Floor
Floor Area 470 Sq Ft - 43.66 Sq M

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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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