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Smithson Road, London, N17

Offers In Excess Of £490,000

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Offered to the market chain free is this three bedroom mid terrace family home with shared covered side access leading to the rear garden. Having been in the same ownership for many years, the property presents an excellent opportunity for buyers looking to modernise and create a home tailored to their own tastes and requirements.

The ground floor accommodation comprises two reception rooms, a kitchen, a shower room with WC, and a lean to providing additional storage and useful ancillary space. To the first floor are two generous double bedrooms, a well proportioned single bedroom, and a family bathroom.

Externally, the property benefits from a rear garden extending in excess of 24ft, together with 2 timber built sheds measuring approximately 16'5 in depth. There is potential to remove the lean to and outbuilding to create a larger garden area, subject to any necessary consents.

Whilst requiring general updating throughout, the property offers significant scope for improvement and extension potential, subject to the usual planning consents.

Situated within a well established residential turning in A10, the property is conveniently positioned for local bus routes, nearby schools and a range of local amenities. Bruce Grove and White Hart Lane stations are within reach, providing connections into Central London, whilst the A10 Great Cambridge Road and A406 North Circular offer excellent road links across London and beyond.

A fantastic opportunity to acquire a spacious family home with enormous potential in a popular North London location.

Council Tax Band: C
EPC Rating : C



KEY FEATURES

- Chain free
- Two reception
- Two bathroom
- Shared covered side access to rear garden
- Easy access to the A10 and A406
- Close to Bruce Grove and White Hart Lane stations
- Requires modernisation





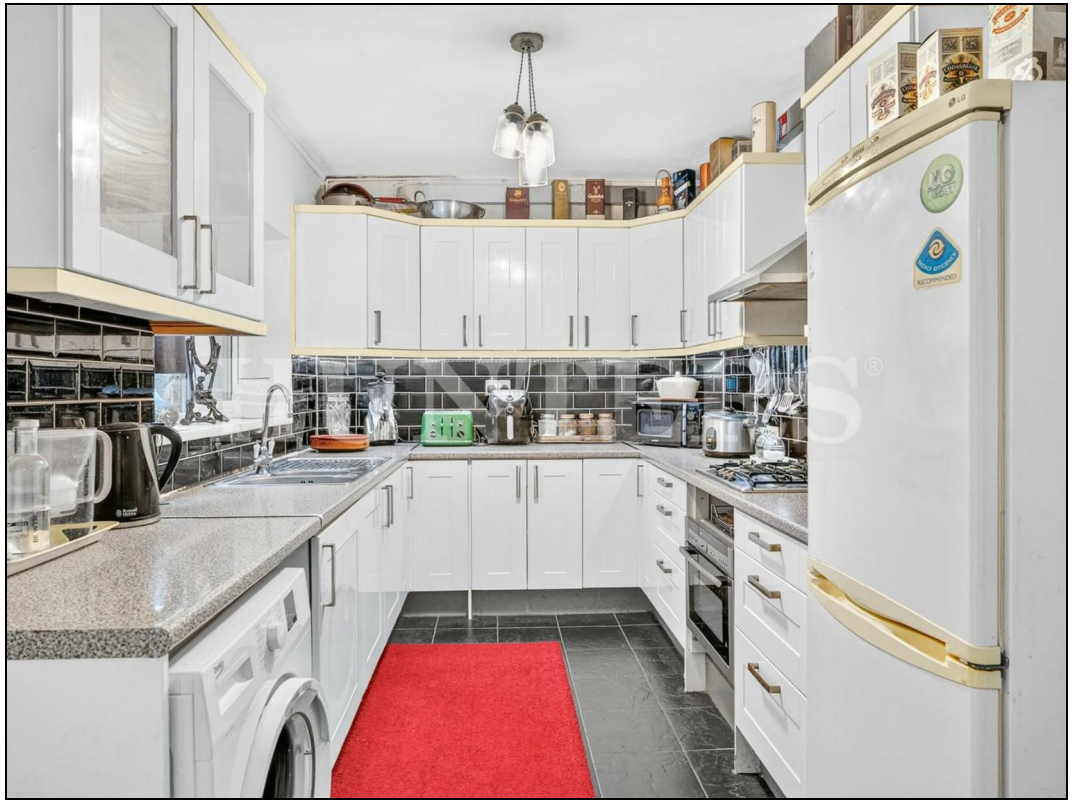


















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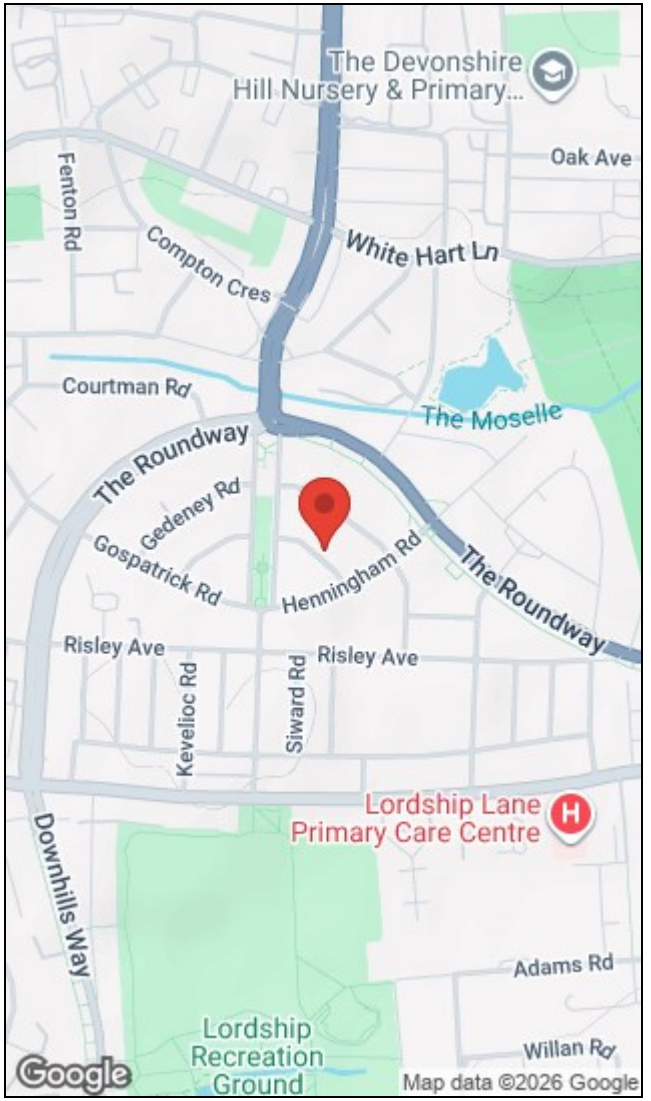
Approximate Gross Internal Area = 1296 Sq Ft - 120.40 Sq M

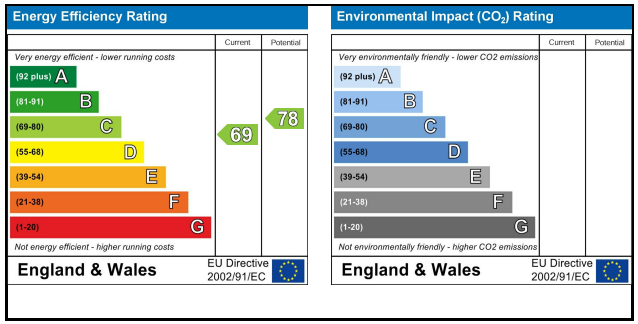


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RICS Certified Property Measurer

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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