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# Sperling Road, London, N17

Guide Price £600,000



A charming three bedroom period terrace house with a single bay frontage, ideally located just a stone's throw from Bruce Grove Primary School.

Offering approximately 1054 square feet of living space, this chain free property presents an excellent opportunity for a family or buyer looking to add value and put their own stamp on a home.

The ground floor comprises two reception rooms, a kitchen and a side return which is currently arranged as a shower room and WC. This space offers excellent potential and could be opened up to create a larger kitchen area, subject to the usual consents. To the rear, there is a south west facing garden, ideal for enjoying afternoon and evening sun.

Upstairs, there are two well proportioned double bedrooms, a good size single bedroom and a family bathroom. There is also access to the loft, offering strong potential for a loft conversion, subject to the usual consents, as neighbouring properties have already carried out similar works.

The house offers plenty of scope for improvement and extension, making it ideal for those looking to create a long term family home.

Location is a real highlight. The property is situated within approximately 100 metres of Bruce Grove station, providing direct access to Liverpool Street, and within easy reach of Seven Sisters Underground Station on the Victoria Line.

Tottenham High Road is less than 130 metres away, offering a wide range of shops, amenities and multiple bus routes. The open green spaces of Bruce Castle Park are also nearby, providing a lovely outdoor setting within walking distance.

## KEY FEATURES

- Three Bedroom house
  - Two receptions
- Ground floor shower and w.c.
  - First floor bathroom
- South west facing garden
  - Bruce Grove Station (BR)
    - Chain Free
    - EPC rating D

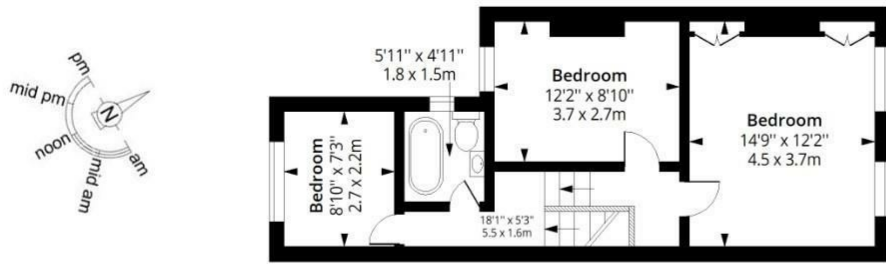






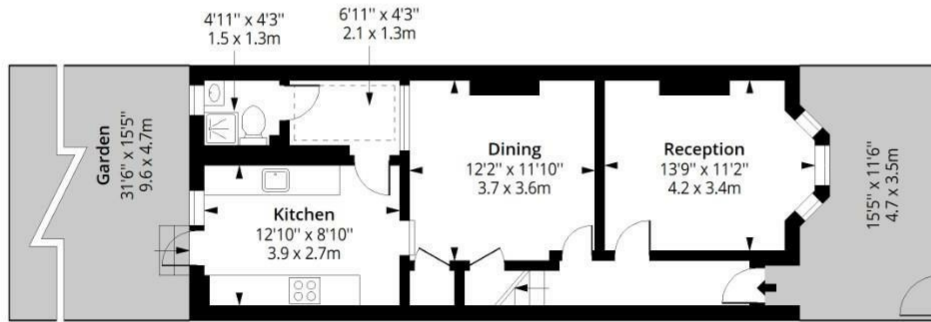
# Sperling Road N17

Approximate Gross Internal Area = 1054 Sq Ft - 97.92 Sq M



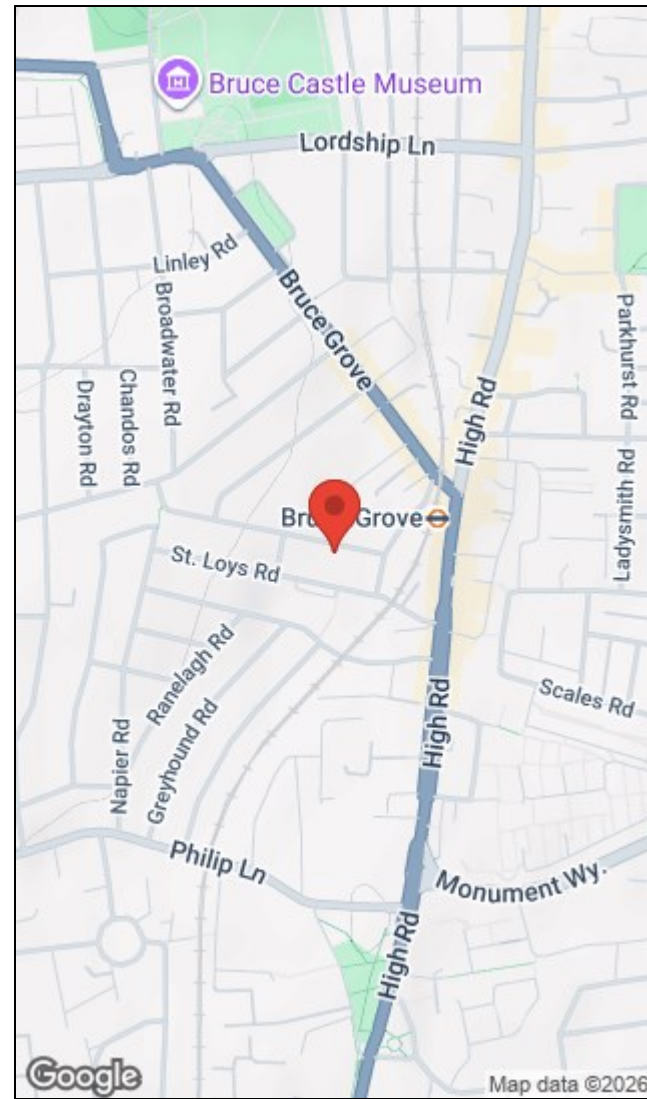
## First Floor

Floor Area 490 Sq Ft - 45.52 Sq M



## Ground Floor

Floor Area 564 Sq Ft - 52.40 Sq M



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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																													
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Very environmentally friendly - lower CO <sub>2</sub> emissions																															
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