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Moorefield Road, London

Guide Price £500,000

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OPEN HOUSE VIEWINGS STRICTLY BY APPOINTMENT

Wednesday 23rd September | 17:00 to 18:00

Saturday 26th September | 09:30 to 10:30

CHAIN FREE

GUIDE PRICE £500,000 to £550,000

Situated just a stone's throw from Bruce Grove National Rail Station, this three bedroom family home offers approximately 1,144 sq ft of living space, with considerable scope for renovation and personalisation.

The property has been partly cleared by the current owners, creating an almost blank canvas for the next owner to transform into a home to their own taste.

The ground floor provides a spacious through lounge, large kitchen and dining area, access to the rear garden and a useful rear addition, which is plumbed for washing facilities and includes a WC.

To the first floor are three double bedrooms, a family bathroom and loft access, with potential for a loft conversion, subject to the usual conscents.

The property's excellent location provides easy access to transport links, with Bruce Grove National Rail Station offering services towards Seven Sisters and Liverpool Street. Local bus routes, including the 123, 243, 279, 318, 341, 476 and W4, provide convenient connections across North and East London.

For those who enjoy the outdoors, Bruce Castle Park is within walking distance, while Tottenham Marshes, the Lee Valley and Walthamstow Wetlands offer further green spaces for walking, recreation and enjoying nature.

The area is also well served by local schools, including Bruce Grove Primary School. Tottenham High Road is nearby, offering an excellent selection of shops, cafés, restaurants and local amenities, while (Tottenham Hales) also within easy reach, providing access to the Victoria line, National Rail and Stansted Express services.

Moorfield Road presents an exciting opportunity to create a spacious family home in a well connected Tottenham location, with excellent scope for renovation, improvement and personalisation.



KEY FEATURES

- Chain Free
- Three bedroom Period house
- Approximately 1,144 sq ft
- First floor bathroom
- Bruce Grove Station (National Rail)
- Close to Amenties
- Lots of potential

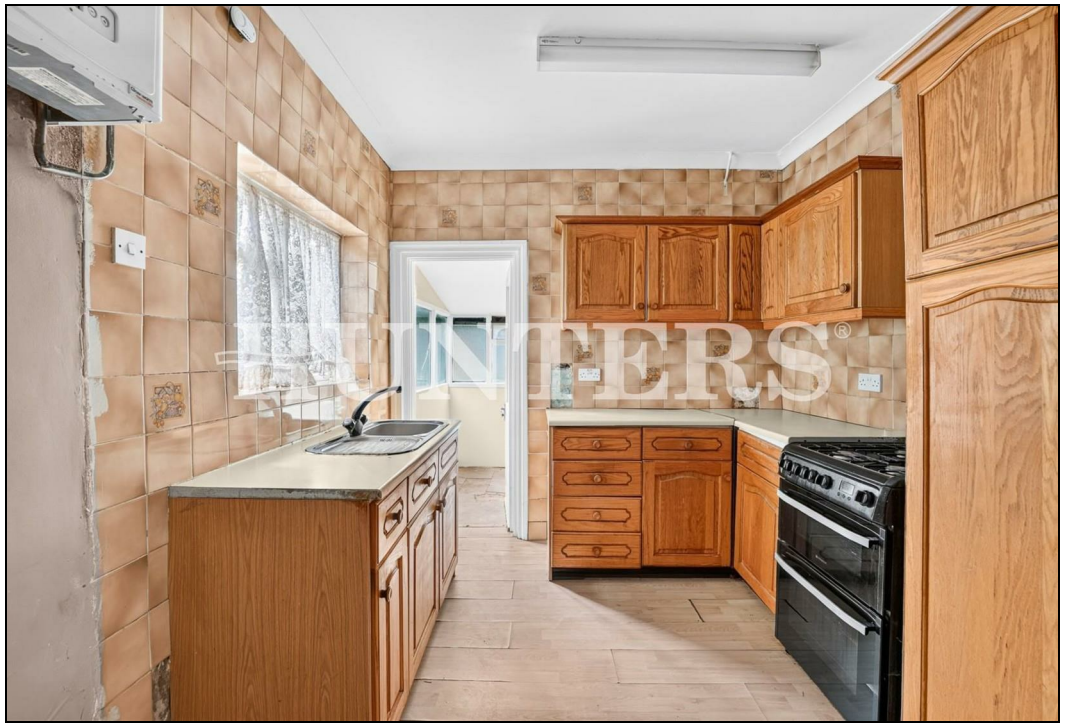















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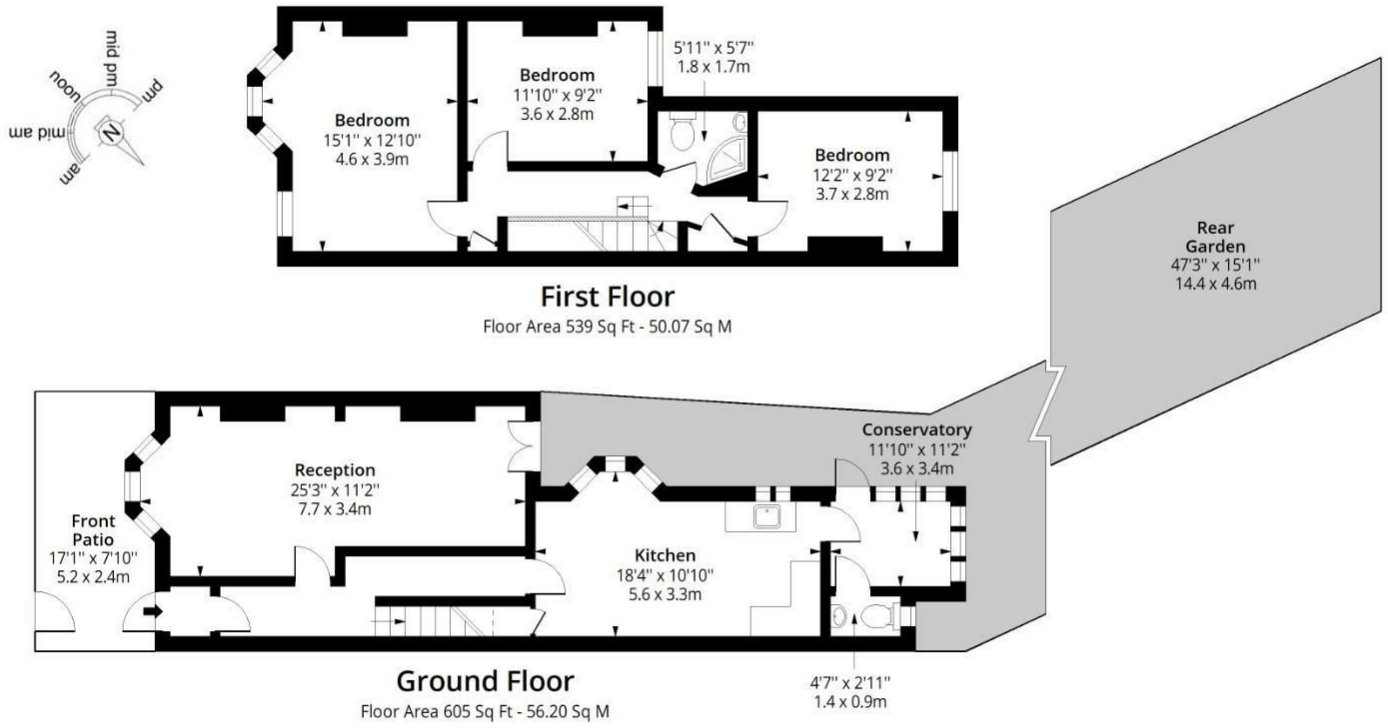

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Moorefield Road N17

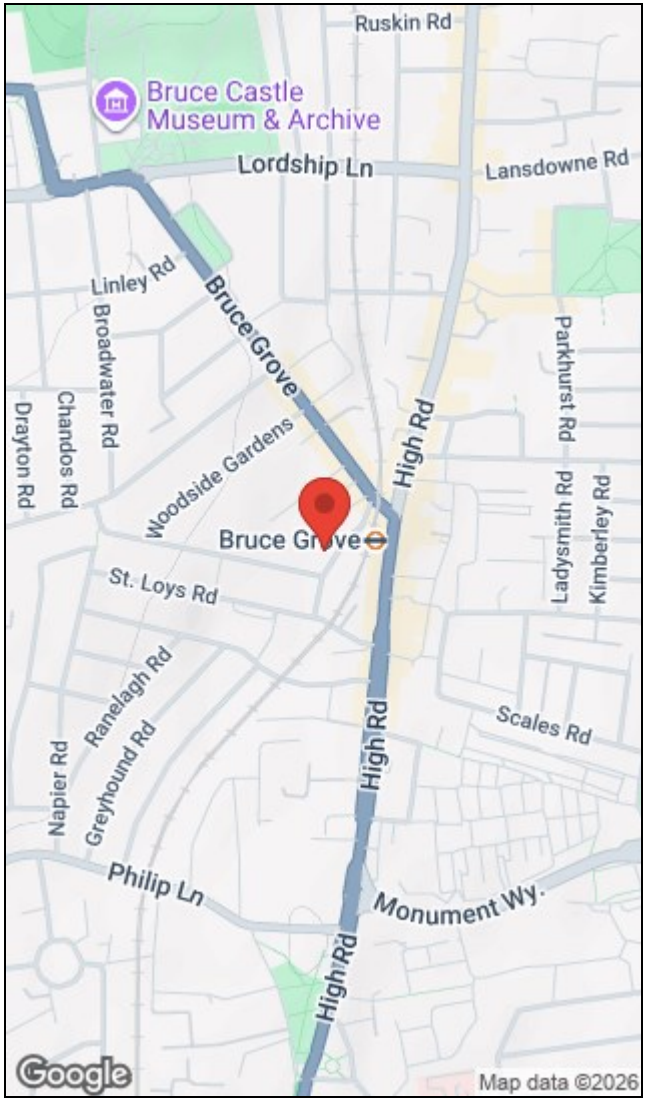
Approximate Gross Internal Area = 1144 Sq Ft - 106.27 Sq M

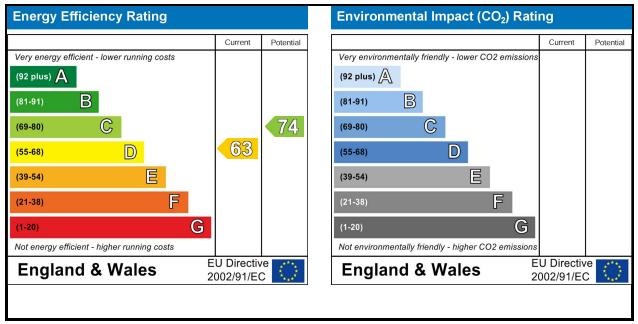


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RICS Certified Property Measurer

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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