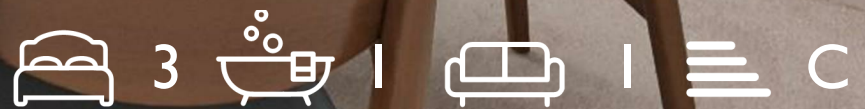




HUNTERS[®]
HERE TO GET *you* THERE



Chalgrove Road, London

Offers In Excess Of £525,000



New to the market, this chain free period terraced three bedroom house offers a fantastic blend of character and modern living and has been renovated throughout to a high standard, including full rewiring and replumbing.

The ground floor features a bright through lounge, creating a welcoming and flexible space for both living and dining. The newly fitted kitchen provides a stylish and practical area for everyday cooking, while the modern bathroom adds further comfort. The property has been tastefully decorated throughout, allowing buyers to move straight in with ease.

There is also further potential to extend by way of a side return, subject to the usual consents, offering an opportunity to add additional space and value in the future.

To the rear, the house benefits from a west facing private garden, perfect for enjoying afternoon and evening sun, outdoor dining or relaxing with family and friends.

Situated just off Lansdowne Road N17, the property is well positioned for excellent transport links. Northumberland Park and White Hart Lane stations are within easy reach, offering convenient rail services into central London. A number of regular bus routes are also nearby, providing easy access across Tottenham, Wood Green and surrounding areas.

The area is well served by open green spaces, including Down Lane Park and the Tottenham Marshes, which are ideal for leisure, exercise and family time. Local shops, cafes and everyday amenities are close by, making this a practical and appealing location.

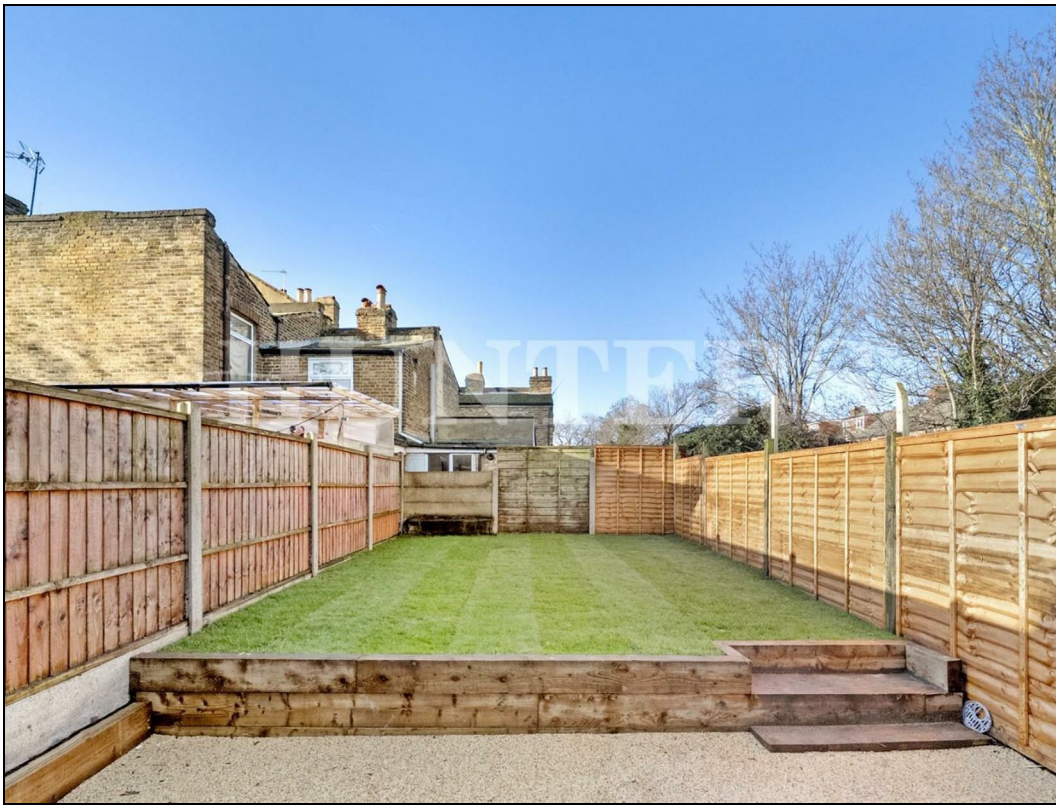
This home would be ideal for first time buyers, young families or anyone looking for a well presented period property in a convenient and well connected part of North London.

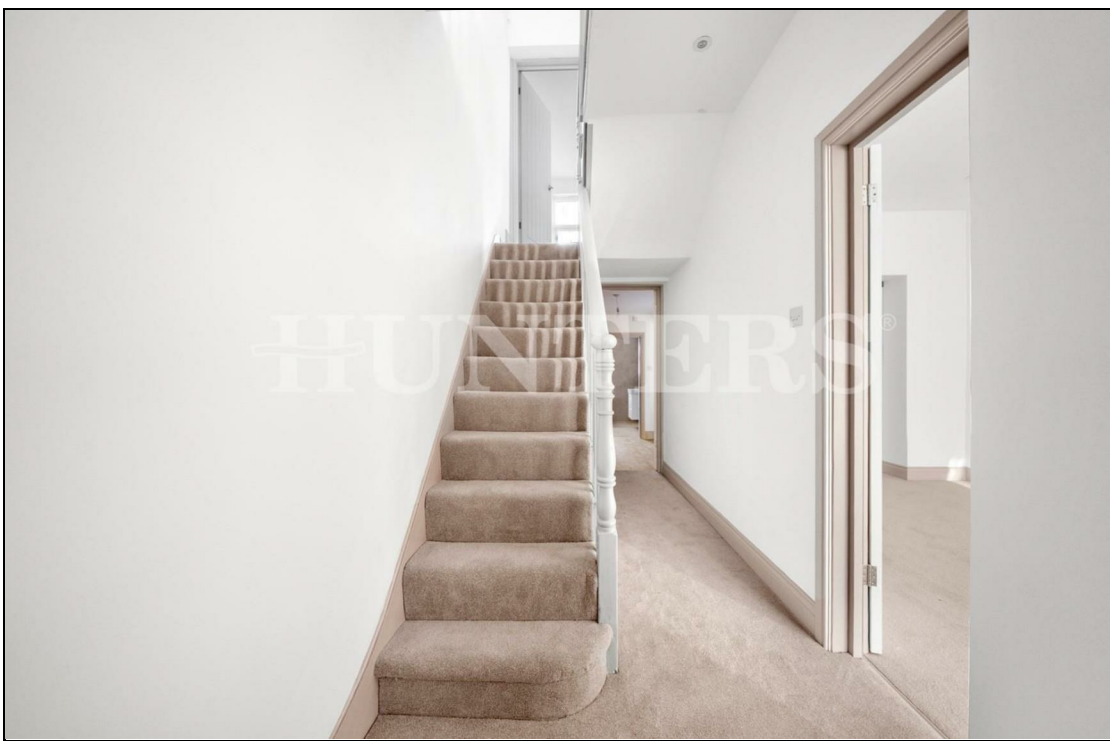


KEY FEATURES

- Chain Free
- Three bedroom house
- Newly fitted Kitchen and bathroom
- West facing garden
- Decorated throughout
- Northumberland Park and White Hart Lane Stations
- Down Lane Park and Tottenham Marshes
- EPC Rating C

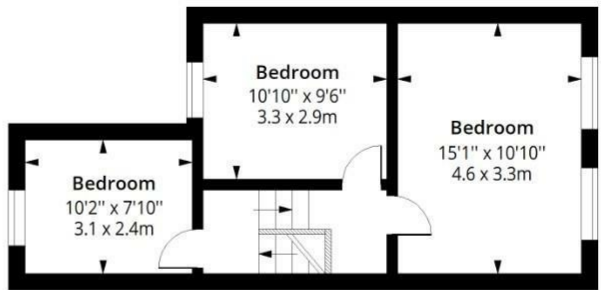
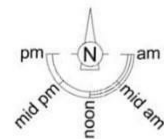






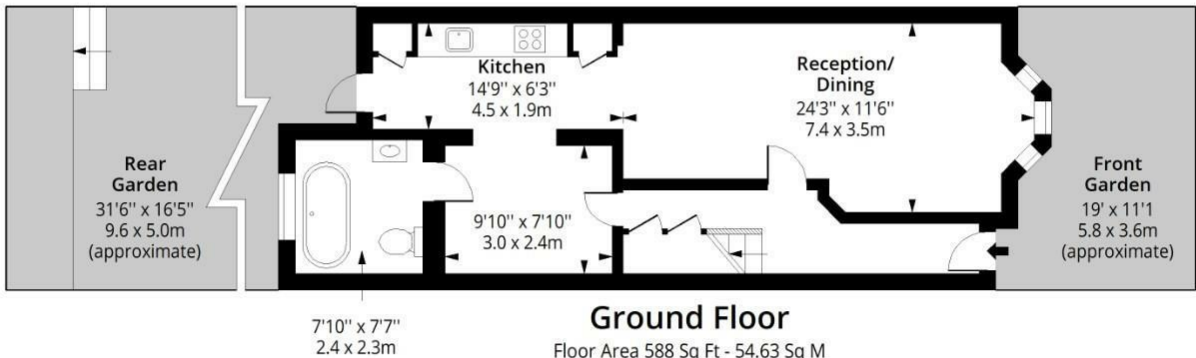
Chalgrove Road, N17

Approximate Gross Internal Area = 1000 Sq Ft - 92.90 Sq M



First Floor

Floor Area 412 Sq Ft - 38.27 Sq M

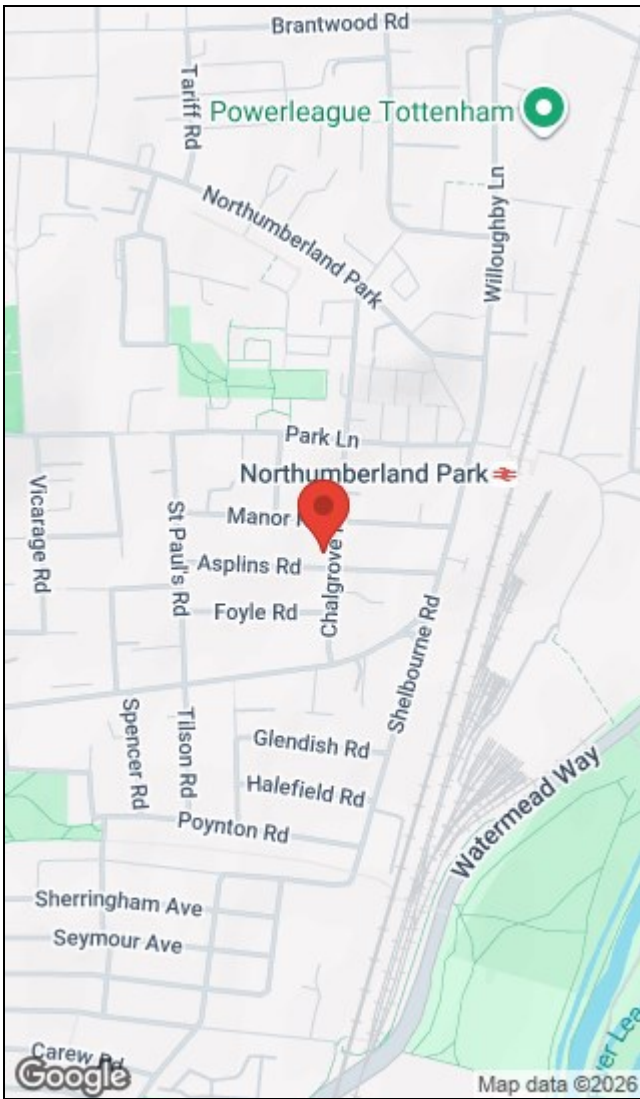


Ground Floor

Floor Area 588 Sq Ft - 54.63 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
76	80				
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

284 High Road, Tottenham, London, N15 4AJ | 0208 261 7570
tottenham@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Alexander Williams Ltd : Registered Address: 284 High Road, London, England, N15 4AJ : Registered Number: 10411714 England and Wales : VAT No: 255 9446 70 with the written consent of Hunters Franchising Limited.