



DW
456Y

Coultons
FOR SALE
020 3461 0000

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Downhills Way, Tottenham, N17 6AN £635,000 

PROPERTY SUMMARY

Coultons are privileged to offer for sale this extended well-proportioned three bedroom two bathroom 1930's mid terraced house situated in the sought after Downhills Park.

The property benefits from an impressive 16ft Kitchen/diner, a further through lounge measuring 26ft, downstairs shower room and doors leading to the rear garden. Three good size bedrooms and a family bathroom are situated on the first floor as well as access to the loft offering tremendous scope to extend into the loft.

The rear garden is well maintained with mature shrubs, a covered seating area and paving slabs leading to a large 16ft brick built outhouse. Downhills Way is ideally situated for the green spaces of both Downhills Park, Lordship Recreation Grounds and Belmont Recreation Ground.

Situated within walking distance to the vibrant shopping area of Wood Green with all its bars, restaurants, coffee shops and with Turnpike Lane & Wood Green Underground Station (Piccadilly Line - Zone 3) are only a short distance away. The area is also served by several Outstanding and Good Ofsted-rated schools, all within a five-to-ten-minute walk from the property.

In our opinion this property will make an excellent family home and viewing is highly recommended. Chain free sale.

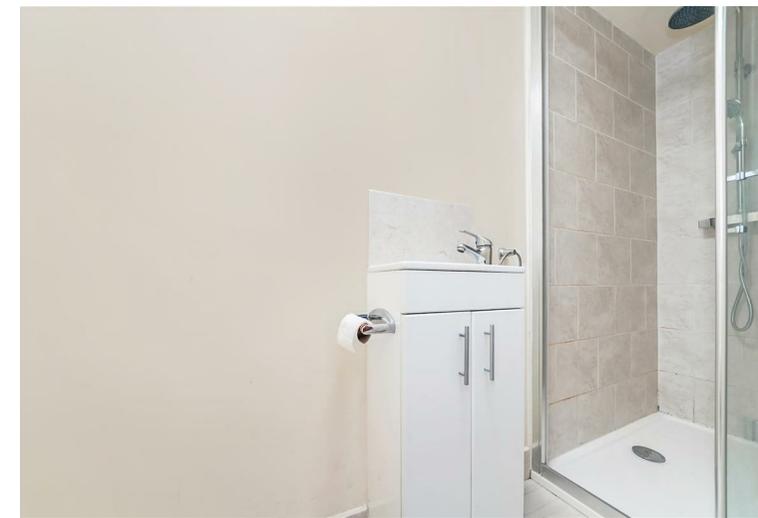
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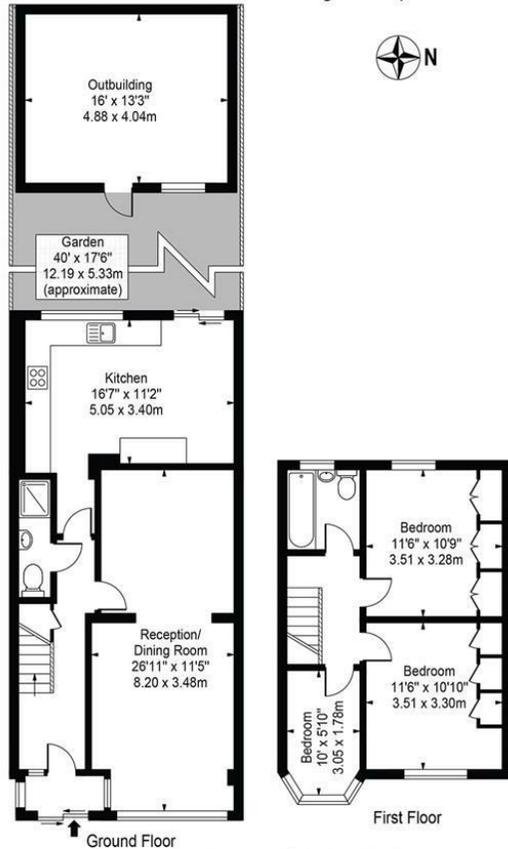








Downhills Way, N17 6AN
 Approx. Gross Internal Area 1056 Sq Ft - 98.11 Sq M
 (Excluding Outbuilding)
 Approx. Gross Internal Area Of Outbuilding 212 Sq Ft - 19.72 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
 Haringey Council

TENURE
 Freehold

COUNCIL TAX BAND
 D

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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