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Tottenhall Road, Palmers Green

DEVELOPMENT PROJECT: A substantial and extended semi-detached family home with off-street parking and south-facing garden that has potential for further enlargement and improvement (STPP).

£550,000

01992 **87 85 80**

Overall Description

This substantial 1930's semi-detached house has been extended to the side into what was the garage to add a downstairs shower room and study, and to the rear with a large conservatory. There are three bedrooms, including two large doubles, and a bathroom on the first floor, with a large loft giving potential for conversion to create more living accommodation should you require it (subject to the usual consents) Downstairs there is a sitting room with bay window, large open-plan kitchen/dining room as well as the conservatory, study and shower room. Outside there is a low-maintenance front garden with off-street parking and to the rear is a good-sized south-facing garden with garden studio. The property is in need of internal modernisation but does offer buyers the opportunity to create a large modern family home in a popular residential location next to two excellent schools and close to transport links. This family home is being sold with no chain. Early viewing is advised so please contact us to book onto the Open House, which is on Saturday 8th November, from 10.30am until 11.30am.

Location

This property sits in a pleasant residential location that is very well situated for a growing family with the St Michael at Bowes C of E Junior School next door and the Tottenham Infant School next door to that. The Mulberry Academy and Riverside Schools are also close-by. The house is a ten minute walk from Palmers Green railway station on the Great Northern Line (to Moorgate/Hertford North) and around fifteen minutes from Bounds Green underground station on the Piccadilly Line. There are local shops just up the road and more shops and other amenities along Green Lanes into Palmers Green. Nearby green spaces include the Tottenham and the White Hart Lane recreation grounds.

Accommodation

From the drive steps lead up to a glazed sliding door into the:

Entrance Porch 6'7 x 3'6 (2.01m x 1.07m)

Upvc windows to the front. Door into the:

Hallway 11'8 x 5'11 (3.56m x 1.80m)

Stairs to the first floor. Under-stairs cupboard. Radiator.

Wet Room 9'7 x 4'6 (2.92m x 1.37m)

Frosted window to front. Shower with tiled surround and floor. Low-level WC. Wash-hand basin. Bidet. Storage cupboard. Wall-mounted heater. Shaver socket and light.

Sitting Room 16'3 into bay x 12'10 (4.95m into bay x 3.91m)

Bay window to front. Wood-effect laminate floor. Radiator.

Kitchen/Dining Room 19'3 x 16'2 widest (5.87m x 4.93m widest)

Window to rear. This room is divided into kitchen and dining areas. Kitchen units with one-and-a-half bowl sink unit. Space for cooker. Space for fridge/freezer. Space and plumbing for washing-machine. TV aerial point. Telephone point. Glazed door to the:

Conservatory 17'4 x 11'11 (5.28m x 3.63m)

Upvc construction on a brick base. Wood-effect laminate floor. Radiator. Door to:

Office 13'11 x 5'11 (4.24m x 1.80m)

Window to the conservatory. Sky-light. Second door through to the kitchen/dining room.

First Floor

From the hall stairs lead up to the first floor landing. Frosted window to side. Loft hatch (Loft is part-boarded with ladder and light).

Bedroom One 16'7 x 9'9 (5.05m x 2.97m)

Bay window to front. Fitted wardrobes down one wall. Radiator.

Bedroom Two 12'11 x 11' (3.94m x 3.35m)

Window to rear. Radiator.

Bedroom Three 8'11 x 8' (2.72m x 2.44m)

Window to rear. Radiator.



Bathroom 7'11 x 7'2 (2.41m x 2.18m)

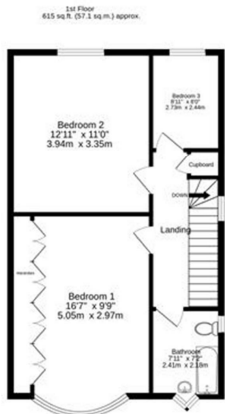
Frosted bay window to front. Panel bath. Low-level WC. Wash-hand basin. Radiator.

Outside

To the front of the property is the private driveway with off-street parking and a low maintenance front garden. The back garden has a patio area, central lawn and fencing for privacy. GARDEN STUDIO: 12' x 8' with electric power, door and window to front and side.

Services and Other Information

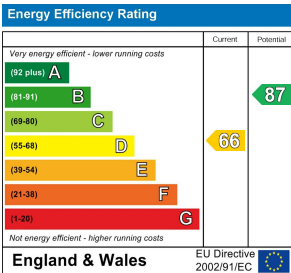
Mains water, drainage, gas and electricity. Gas central-heating. Council Tax Band E.



TOTAL FLOOR AREA: 1596 sq.ft. (148.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.