kings GROUP

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## Downhills Way, London, N17 6BD

**£530,000**

Kings Group are pleased to present this immaculate three bedroom 1930s house situated on the borders of Tottenham and Wood Green. Overlooking Downhills Park from the upstairs bedroom, the property benefits from two spacious reception rooms, a modern fitted kitchen with space for utilities and approx. 35ft rear garden along with off street parking. Upstairs boasts two double bedrooms and a comfortable single bedroom as well as a three piece family bathroom suite. The property is being offered on a chain free basis and would be an ideal opportunity as a family home or investment opportunity.

Located on the borders of Tottenham and Wood Green, the property is 0.8 miles away from Turnpike Lane Underground Station which is on the Piccadilly Line and is served by bus routes accessing the local area and Central London. The property is well positioned for local schools and amenities, as well as a host of new restaurants, bars and shops. The Mall in Wood Green is a short distance away providing a shopping hub for local residents.

## Reception One
**12'8 x 11'5 (3.86m x 3.48m)**
Double glazed bay window to front aspect, coving to ceiling, double radiator and gas heater (untested), fitted carpet, open style fireplace with stone mantle piece, phone point, TV aerial point and power point.

## Reception Two
**13'4 x 9'10 (4.06m x 3.00m)**
Coved and textured ceiling, picture rail, double radiator and gas heater (untested), fitted carpet, open style fireplace with stone fireplace, phone point, TV aerial point, power points and sliding doors leading to garden.

## Kitchen
**18'0 x 7'10 (5.49m x 2.39m)**
Range of base and wall units with granite effect roll top work surfaces, integrated cooker, gas oven and hob with extractor hood (untested), stainless steel sink and drainer unit, space for fridge freezer, plumbing for washing machine, power points and door leading to garden. Double glazed window to rear aspect, double radiator, tiled walls and tiled flooring.

## First Floor Landing

## Bathroom
**7'1 x 6'11 (2.16m x 2.11m)**
Panel enclosed bath with mixer tap and electric shower (untested), hand wash basin with mixer tap, low level flush WC, tiled walls and tiled flooring. Double glazed window to rear aspect, heated towel rail and extractor fan.

## Bedroom One
**13'3 x 8'10 (4.04m x 2.69m)**
Double glazed window to rear aspect, textured ceiling, double radiator, fitted carpet, TV aerial point, built in storage cupboard and power points.

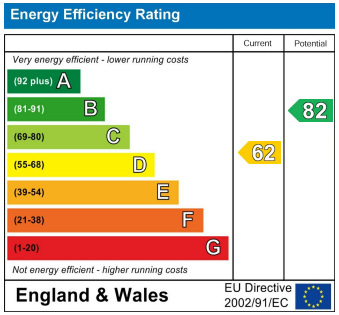
## Bedroom Two
**12'10 x 8'10 (3.91m x 2.69m)**
Double glazed bay window to front aspect, coved and textured ceiling, picture rail, double radiator, fitted carpet, built in storage cupboard and power points.

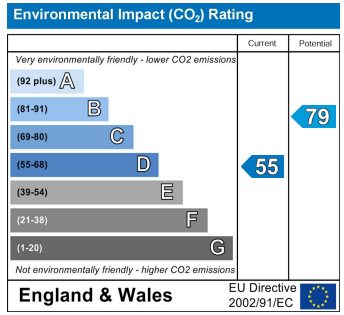
## Bedroom Three
**9'9 x 7'1 (2.97m x 2.16m)**
Double glazed bay window to front aspect, textured ceiling, fitted carpet, built in storage cupboard and power points.

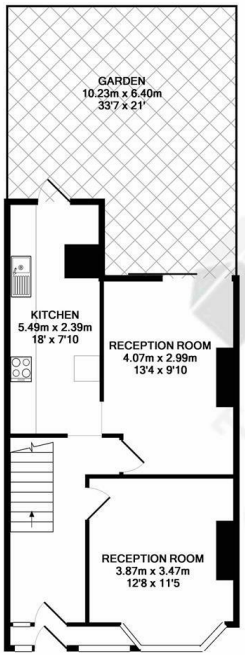
## Exterior

## Garden
**33'7 x 21'0 (10.24m x 6.40m)**
Rear access, concrete paving and wooden garden shed.

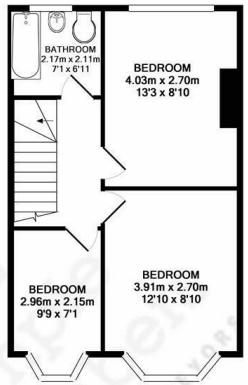
## Disclaimer
THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.




GROUND FLOOR
APPROX. FLOOR
AREA 48.5 SQ.M.
(522 SQ.FT.)




1ST FLOOR
APPROX. FLOOR
AREA 44.7 SQ.M.
(481 SQ.FT.)
TOTAL APPROX. FLOOR AREA 93.2 SQ.M. (1003 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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