



## Shelbourne Road, London, N17 9YH

£535,000



This charming Three Bedroom Mid-terrace house, built in the 1930s, boast two separate living rooms, a fitted kitchen, and two spacious double bedrooms along with a cozy single bedroom. The property is in a good condition and features a 40 ft garden with potential for a garage at the rear (parking).

Situated in Tottenham, it offers convenient access to Northumberland Park train station, adding to its appeal for both comfort and accessibility. (one stop from Tottenham Hale Tube line)

This property is perfect for a first time buyer, home mover or even a buy to let investor looking to invest in this area of Tottenham which comes under the Tottenham regeneration project which will increase property price when completed.

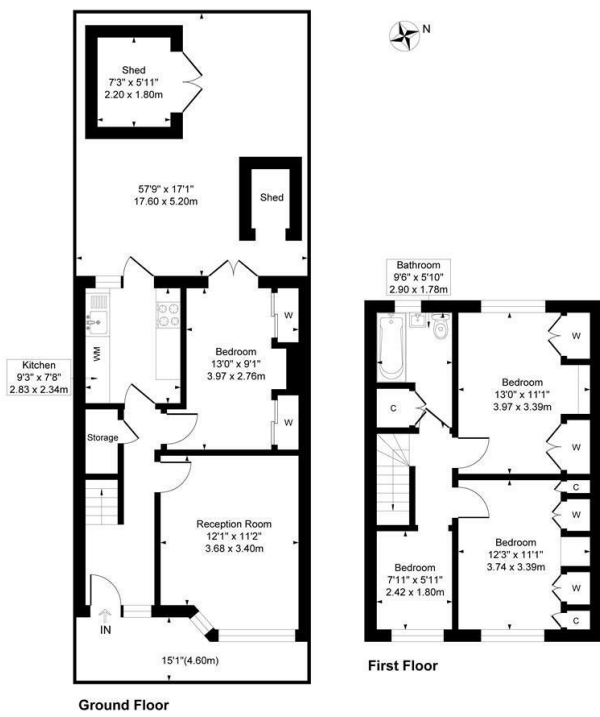
Close to Tottenham Marshes, local parks, local amenities and good schools.

- Three bedroom Mid-terrace house
- Two reception rooms
- Modern fitted kitchen
- 40 ft west facing garden
- Park (potential for a Garage)
- Park space rental option per event at the Tottenham Stadium
- Good size bedrooms
- Potential to extend to rear and in the loft
- Chain Free
- Walking distance to Northumberland Park train station

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444





Ground Floor

First Floor

Illustration for identification purposes only, not in scale



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



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