



## Worcester Avenue, London, N17 0TU

£450,000



Cole Harding presents this two bedroom freehold bungalow located in Tottenham.

The property offers living room, kitchen diner, two bedrooms, bathroom and private rear garden.

The property is chain free and is close to White Hart lane overground, Northumberland Park train station and excellent bus links.

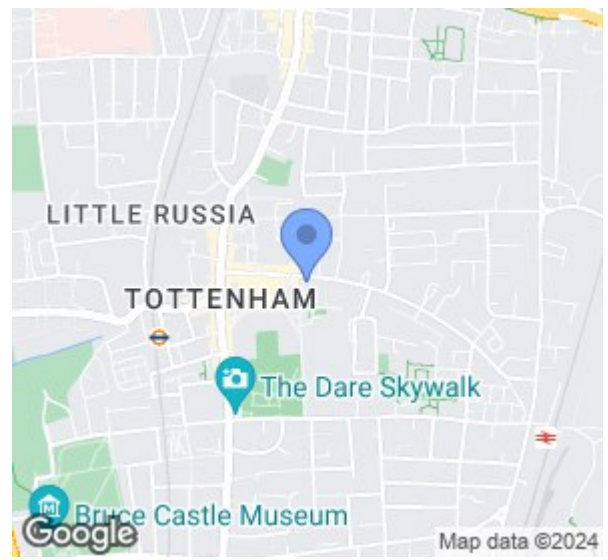
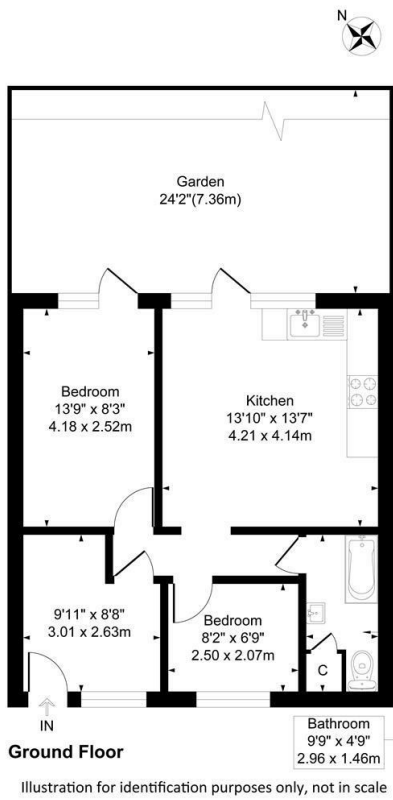
This property can generate rents for 1800-1900 pcm.

- Two Bedroom Bungalow
- End of terrace
- Reception room
- Kitchen diner
- Private rear garden
- Bathroom
- Full double glaze
- Freehold
- Chain free
- Close to travel links

### Viewing

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

Approximate Gross Internal Floor Area = 49.9 sq m / 538 sq ft



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Cole Harding**

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