



## Scotwood Walk, Northumberland Park,, Tottenham, N17 OTF



Cole Harding welcomes to the market this three-bed mid terrace house located on Scotwood Walk close to Tottenham Hotspurs. The property boasts a Kitchen diner with integrated hob and oven, washing machine, dish washer and space for fridge freezer.

The living space is open plan and leads onto to a west facing garden, with the added benefit of having rear access.

The ground floor also offers w/c with a window to the front aspect.

Second floor offers three generous size bedrooms, with the master bedroom having built in wardrobes. A three piece, fully tiled, bathroom including bath with overhead shower and glass screen.

The property is situated on a residential road in Tottenham close to local amenities, Bruce Castle Park, Tottenham Marshes, and the Spurs football stadium.

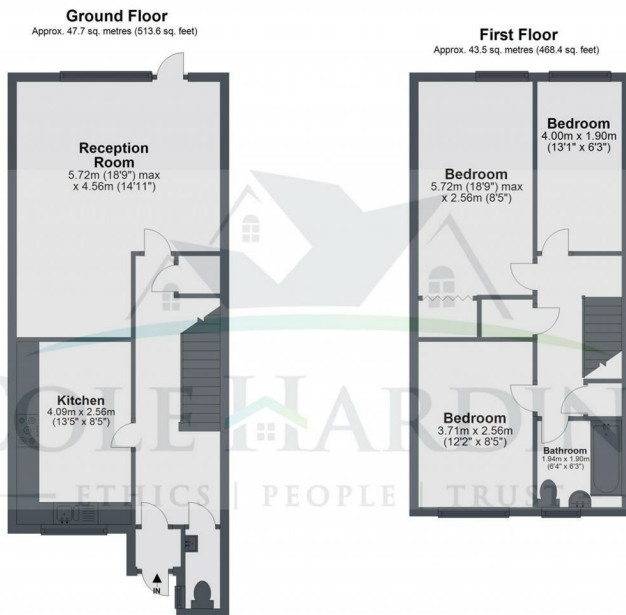
Transport links into London are within easy reach, either Northumberland Park rail station (which is one stop away from Tottenham Hale tube station, Victoria Line) or via White Hart Lane station.

- Available April
- Three Bedroom
- Walking distance to Station

### Viewing

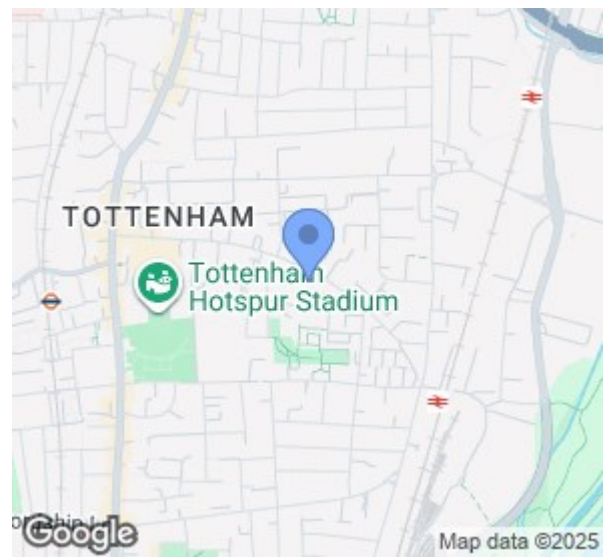
To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444





Total area: approx. 91.2 sq. metres (982.0 sq. feet)

Photography and Floor plans produced by Propertytics. Plan and measurements are for guidance only.  
www.propertytics.co.uk  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(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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