



## Kevelioc Road, London, N17 7PR

### Offers Over £475,000



Nestled on the charming Kevelioc Road in London, N17 7PR, this delightful two-bedroom mid-terrace Victorian house offers a perfect blend of period charm and modern convenience. Spanning an inviting 1021 square feet, this property is ideal for those seeking a comfortable and stylish home in a vibrant community.

Upon entering, you are welcomed into a cozy living room that exudes warmth and character, making it an excellent space for relaxation or entertaining guests. The heart of the home is undoubtedly the kitchen diner, which provides a perfect setting for family meals and gatherings. The low-maintenance west-facing garden is a lovely outdoor retreat, ideal for enjoying the afternoon sun.

The first floor features two generously sized double bedrooms, providing ample space for rest and relaxation. Additionally, there is a well-appointed bathroom conveniently located upstairs. For those in need of extra space, the loft space offers versatile options, whether it be for storage, a home office, or a creative studio.

Situated in a conservation area, this property benefits from its proximity to Turnpike Lane, ensuring easy access to a variety of local amenities. The nearby Wood Green tube station further enhances connectivity, making commuting a breeze.

This charming Victorian home is perfect for first-time buyers, small families, or investors looking for a property with character in a sought-after location. Don't miss the opportunity to make this lovely house your new home.

- Tower Gardens
- Travel Links into London
- Kitchen-Diner
- Full Double Glazing
- Loft space
- Good local schools
- Excellent condition
- Garden
- Double Bedrooms

#### 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 = 94.89 sq m / 1021 sq ft

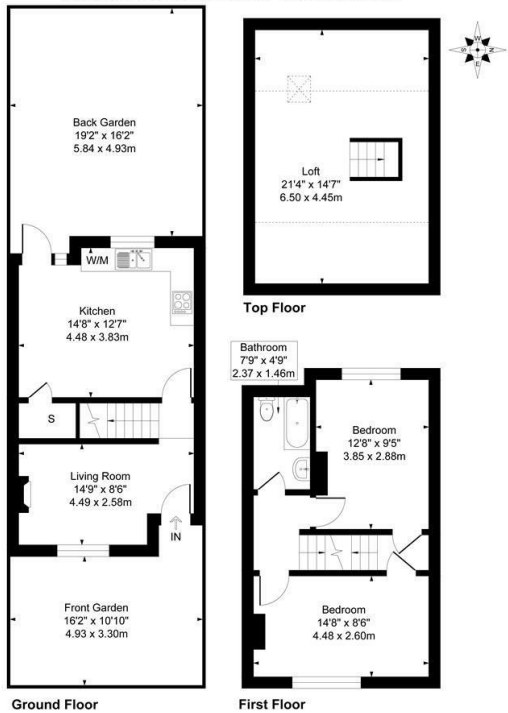
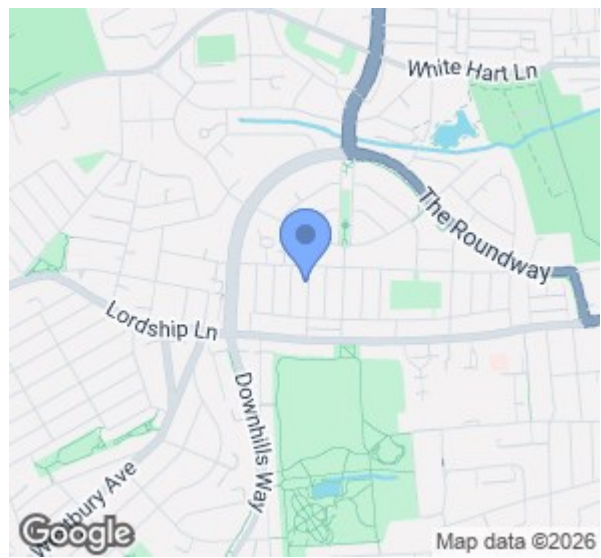
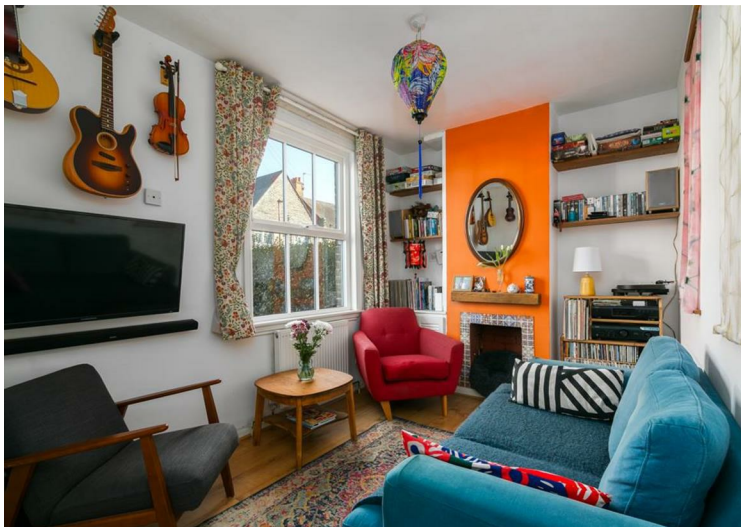


Illustration for identification purposes only, not in scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
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.

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