



## Devonshire Hill Lane, London, N17 7NP

£425,000



Nestled on Devonshire Hill Lane in the vibrant area of Tottenham, this charming two-bedroom bungalow offers a delightful living experience. Presented by Cole Harding, this property is perfect for those seeking a comfortable and convenient home.

Upon entering, you will find a well-appointed fitted kitchen that provides ample space for culinary creations. The living room is inviting and serves as a perfect gathering spot for family and friends. The bungalow features two spacious bedrooms, ideal for relaxation and rest. The bathroom is thoughtfully designed, catering to all your needs.

One of the standout features of this property is the lovely courtyard garden, which offers a private outdoor space to enjoy the fresh air, perfect for gardening enthusiasts or simply unwinding after a long day.

The location is particularly advantageous, with easy access to Wood Green and excellent bus links, ensuring that you are well-connected to the wider area. Additionally, this property is chain-free, making the buying process smoother and more straightforward.

This bungalow is a rare find in a bustling neighbourhood, combining comfort, convenience, and charm. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Don't miss the opportunity to make this delightful bungalow your new home.

- Detached Bungalow
- Two bedroom
- Open Plan living room
- Freehold
- Chain Free
- Garden
- Loft space for storage
- Easy access to Wood Green
- Excellent bus links

### Viewing

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

## Ground Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



Total area: approx. 39.5 sq. metres (424.9 sq. feet)

Floor plan produced by Ellison & Co Property Solutions Limited. Plan and measurements are for guidance only.  
www.propertypics.co.uk  
Plan produced using PlanUp.



| 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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