



## Greyhound Road, London, N17 6XN

### Offers In Excess Of £650,000



**\*\*CHAIN FREE: END-OF-TERRACE HOUSE, WITH FOUR BEDROOMS, TWO BATHROOMS AND LARGE BASEMENT, LOCATED WITHIN WALKING DISTANCE FROM SEVEN SISTERS AND BRUCE GROVE STATION, SOUTH TOTTENHAM\*\***

OC Homes would like to offer this spacious home, located in a sought-after location, offering an array of local amenities and transport links. The property boasts a spacious lounge which has a temporary partition to accommodate a study room, 2 additional rooms that can be utilised as dining areas, a fitted kitchen, and a three-piece shower room, which is located on the ground floor. The garden is easy to maintain and can be accessed via a side entrance that is large enough to allow a car to be parked on the premises.

The first floor has four sizable bedrooms, a three-piece bathroom suite, and offers access to a large attic that has the potential for a dormer loft conversion.

Located in the heart of South Tottenham, this property offers easy access to diverse amenities, vibrant cultural scenes, and lush green spaces. Excellent transport links ensure connectivity to the city.

The property is sold chain-free

#### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.

- CHAIN FREE
- OVER 2000SqFt
- TWO BATHROOMS
- FOUR BEDROOMS
- END OF TERRACE
- POTENTIAL FOR DORMER LOFT CONVERSION
- OPTIONAL OFF-STREET PARKING VIA ACCESS TO GARDEN
- LARGE BASEMENT
- SOUGHT AFTER LOCATION IN TOTTENHAM

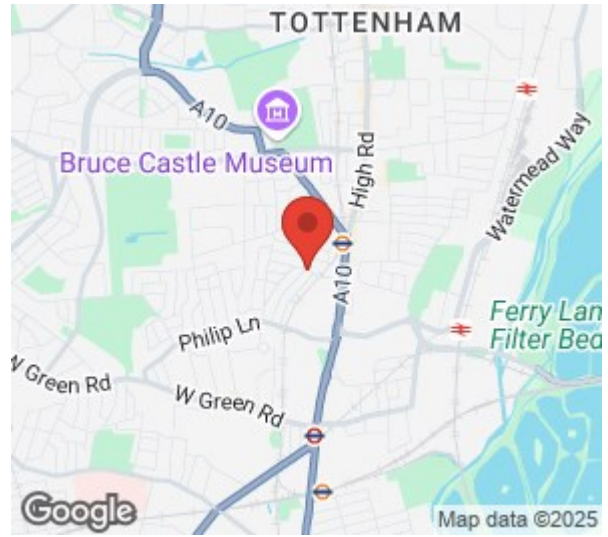
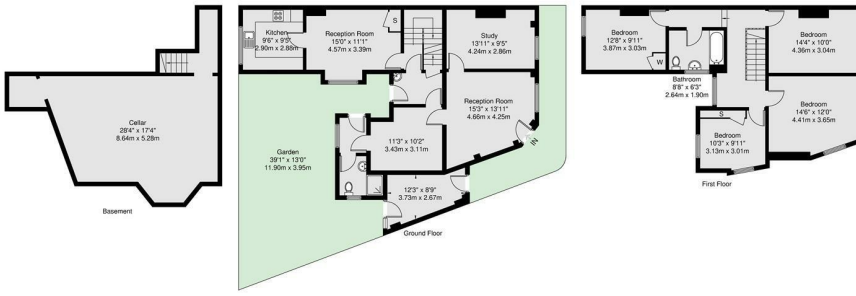






Greyhound Road Tottenham, N17

GROSS INTERNAL AREA  
204.6 sq m / 2202 sq ft



GROSS INTERNAL AREA (GIA)  
The largest part of the property  
204.6 sq m / 2202 sq ft

TOTAL STORAGE SPACE  
STORAGE AND WARDROBE (GIA)  
1.8 sq m / 19 sq ft

EXTERNAL STRUCTURAL FEATURES  
Garden, Balcony, Terrace, Verandah, etc.  
70 sq m / 753 sq ft

RESTRICTED HEAD HEIGHT  
LIMITED USE WITH UNDER 1.9m  
0.0sq m / 0.0 sq ft

Maison  
V.L.E.

Disclaimer - Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating

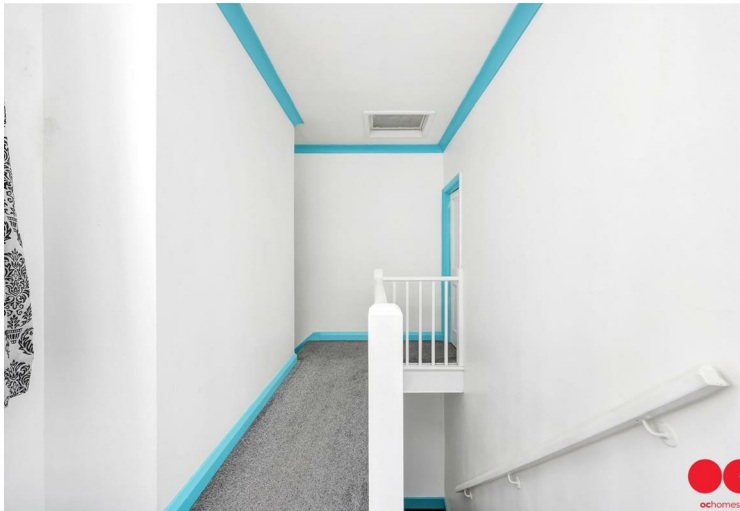
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		89
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		91
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales 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.



320 High Road Leyton, Leyton, London, E10 5PW  
t. 02085561212 | e. hello@ochomes.co.uk  
w. oneclickhomes.co.uk