



## College Gardens, London, N18 2XR

Asking Price £425,000

 3  1  2  D

Cole Harding is thrilled to present this three bedroom Victorian terraced family home. Which offers bright and airy living space natural decor throughout, high ceilings, laminate flooring on the ground floor, modern fitted kitchen and a well maintained private rear garden with outside w/c.

The first floor offers three good size bedrooms, upstairs bathroom and loft access (potential to extend sstp) Located on the boarder of Tottenham regeneration area.

This charming family home has three bedrooms, through lounge, kitchen, bathroom and garden.

Silver street train station which serves Seven sisters tube station and Liverpool street is within walking distance. Also the A406 is moments away with links to M25, M11, A10 and A12.

Fore Street shopping area and local bus routes are close by.

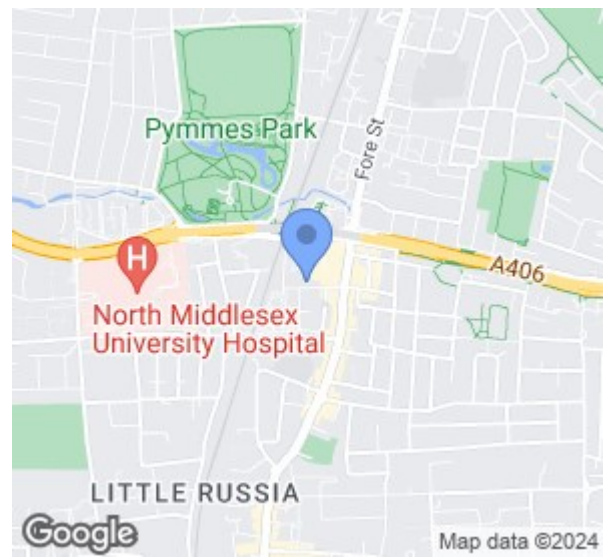
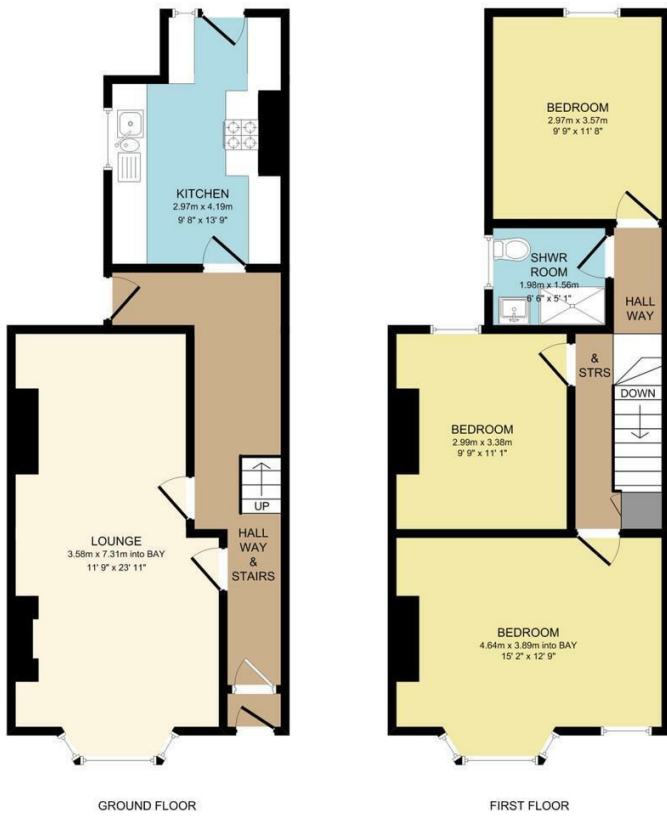
Viewings highly recommended, price to sell.

### Viewing

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

- Victorian Mid-terrace
- Through lounge
- Large fitted kitchen
- Lovely rear garden
- W/c
- Three double bedrooms
- Upstairs bathroom
- Freehold
- Close to Silver Street train station
- Close to amenities

These plans are for illustration purposes only. Some elements of our plans may be simplified with unnecessary detail eliminated.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		67
(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	



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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