



## Broadwater Road, London, N17 6EP

Offers Over £485,000



Cole Harding is thrilled to present this charming three bedroom terrace in the heart of Bruce Grove, Tottenham London. This well maintained property boast spacious interiors, a modern kitchen, downstairs w/c, and a cozy living area. With three generous size bedrooms and upstairs bathroom its perfect for families seeking comfort and convenience.

Enjoy the vibrant neighborhood and easy access to local amenities, good schools, local parks and excellent travel links into central London.

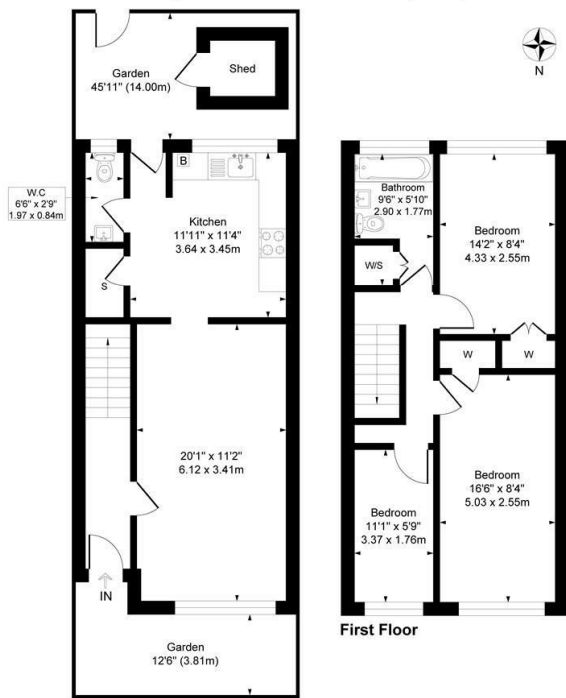
Don't miss the opportunity to make this property your new home.

- Three Bedroom Terrace
- Freehold
- Chain Free
- Large living room
- Kitchen Diner
- w/c
- 50 ft private rear garden
- Large bedrooms
- Close to Bruce Grove over ground station
- Good local schools

### Viewing

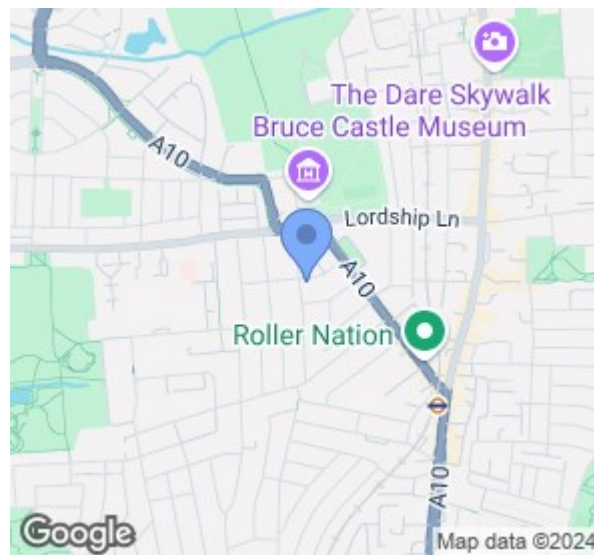
To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approximate Gross Internal Floor Area = 87.1 sq m / 938 sq ft



Ground Floor

Illustration for identification purposes only, not in scale



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		69
(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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