



## Hanover Road, London, N15 4DL

£600,000



Welcome to this charming three-bedroom terrace house located on Hanover Road in London. Situated in the vibrant area of South Tottenham, this property offers a fantastic opportunity for those looking to settle in a bustling yet friendly neighbourhood.

Boasting two reception rooms, this house provides ample space for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is plenty of room for a growing family or for those in need of a home office or guest room.

The property features a bright and airy atmosphere, creating a welcoming ambience for all who enter. Spanning across 856 sq ft, this house offers a comfortable living space for you to make your own.

Conveniently located within walking distance to Seven Sisters tube station, commuting to work or exploring the city couldn't be easier. Additionally, being chain-free, you can move in hassle-free and start enjoying your new home right away.

Families will appreciate the catchment area for excellent schools, ensuring that your children receive a quality education. Furthermore, the proximity to the Lea Valley provides opportunities for outdoor activities and leisurely strolls in nature.

Don't miss out on the chance to own this delightful property in a sought-after location. Contact us today to arrange a viewing and take the first step towards making this house your new home.

- Three Bedroom Mid-terrace house
- Kitchen diner
- Large reception room
- West facing garden with rear access
- Upstairs bathroom
- Walking distance to Seven Sister tube
- Close to local amenities
- Excellent bus links
- Catchment for good schools
- Chain free

### Viewing

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

Approx. Gross Internal Floor Area 856 sq. ft / 79.53 sq. m

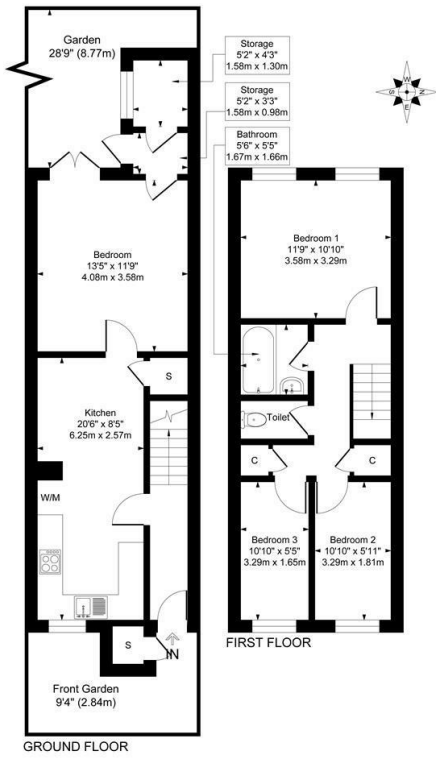
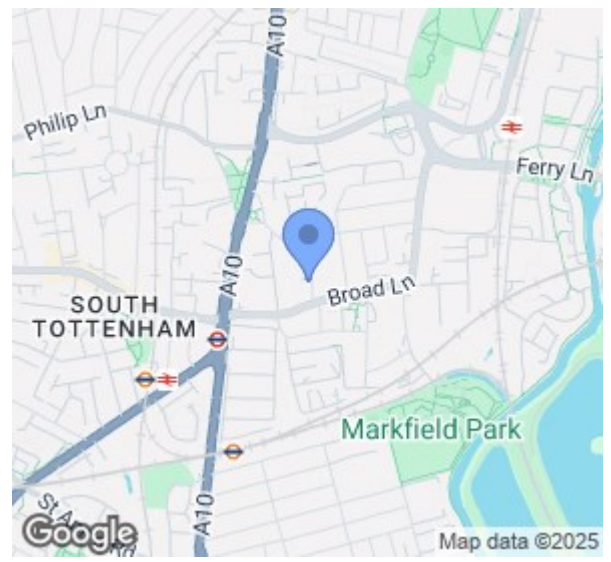


Illustration for identification purpose only, not in scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			89
(92 plus)	A		
(81-91)	B		72
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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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