



Compton Crescent, London, N17 7LD

Price Guide £575,000



Cole Harding welcomes this stunning four bedroom tunnel link terrace, situated on the Tottenham-Wood Green border. Boasting an excellent condition with laminated flooring fully double-glazed windows, and a bright airy atmosphere. The well-equipped kitchen includes a fitted cooker, oven, microwave, dishwasher, under counter fridge and integral coffee machine, complemented by a pantry and convenient w/c.

The property features a welcoming living room and a conservatory leading to a private rear garden with a patio and decking area. Shared side access adds convenience to the front. The first floor host a family bathroom (wet room), a cupboard with plumbing for a washing machine and dryer, and three generously size bedrooms. The Master bedroom on the second floor comes with an en-suite and ample storage, ensuring a comfortable and stylish family home.

Vendors comments "We bought the property in December 2017 and have been very happy with the house. Since then our family has grown and we are looking for somewhere that more suitably fits our family's needs.

Our neighbours on both sides have been there significantly longer than us and have been very friendly. We also have some wonderful neighbours over the road too and consider we've been very lucky.

To get to work we either use the bus, tube (Piccadilly line), Overground or when need the Train from Alexandra Palace. All are easy to get to. There are also good links to the North Circular or A1 by car too.

There is a very good secondary school a few minutes walk away which has performed well in inspections and several good primary schools within easy reaching distance. We walk our son to nursery in the morning too.

This has been a wonderful home for us and we hope it will be a wonderful home for the next people too."

- Four bedroom Mid Terrace house
- Tunnel link (side access)
- Excellent condition throughout
- Down stairs w/c
- Two living areas
- Fitted kitchen and intergral appliances
- Wet room family bathroom & under floor heating in the en-suite bathroom
- Easy access to Wood Green Tube Station
- Good local schools
- Close to local parks

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 = 102.9 sq m / 1108 sq ft

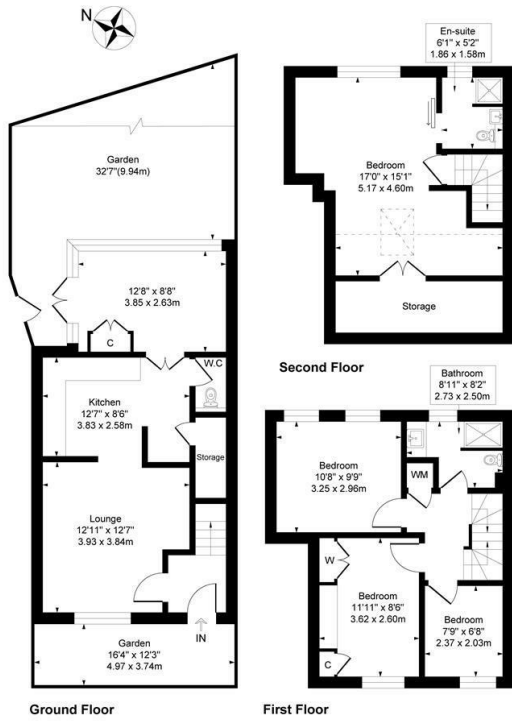
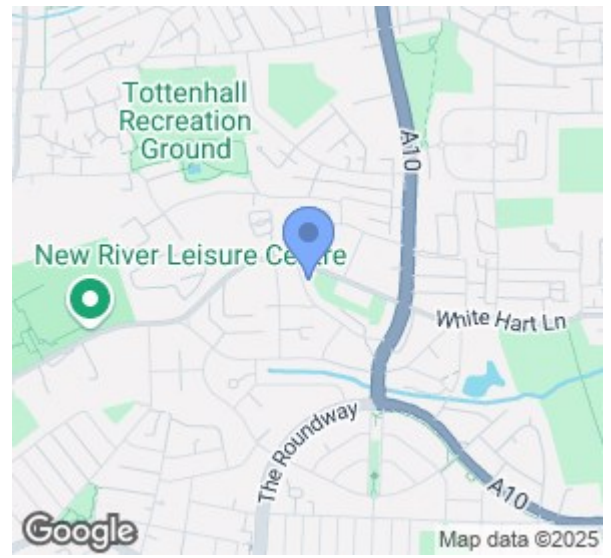


Illustration for identification purposes only, not in scale



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 87 |
| (81-91) | B | | |
| (69-80) | C | | 66 |
| (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 | |



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