



## Nursery Street, London, N17 8AP

**£450,000**



Guide price £450,000-£475,000

Nestled on Nursery Street in the vibrant city of London, this charming two-bedroom end-of-terrace house offers a delightful blend of modern living and comfort. Spanning an impressive 635 square feet, the property was built in 2003 and is presented in good condition throughout, making it an ideal choice for first-time buyers.

Upon entering, you will be greeted by a spacious reception room that flows seamlessly into a modern fitted kitchen, complete with stylish tile flooring and the luxury of underfloor heating on the ground floor. This thoughtful design ensures a warm and inviting atmosphere, perfect for both relaxation and entertaining.

The property boasts two generous bedrooms, providing ample space for rest and personalisation. The convenience of a downstairs WC adds to the practicality of the home, while the upstairs family bathroom offers a serene space for unwinding after a long day.

Step outside to discover your own private garden, featuring a lovely patio area and a lush expanse of turf grass, ideal for outdoor gatherings or simply enjoying the fresh air. Additionally, a large shed provides valuable storage space for gardening tools or outdoor equipment.

Location is key, and this property does not disappoint. Situated close to White Hart Lane station, commuting into central London is a breeze. Furthermore, the nearby Bruce Castle Park offers a picturesque setting for leisurely strolls and outdoor activities.

In summary, this delightful house on Nursery Street presents an excellent opportunity for those looking to establish themselves in a thriving London community. With its modern amenities, private outdoor space, and convenient location, it is a property not to be missed.

- Two bedroom end of terrace
- Large through lounge
- Modern fitted kitchen
- Downstairs wc
- Underfloor heating (ground floor)
- Upstairs bathroom
- Original wood floor upstairs
- Loft is boarded, insulated and has power
- Close to White Hart Lane
- Bruce Castle Park

### Viewing

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

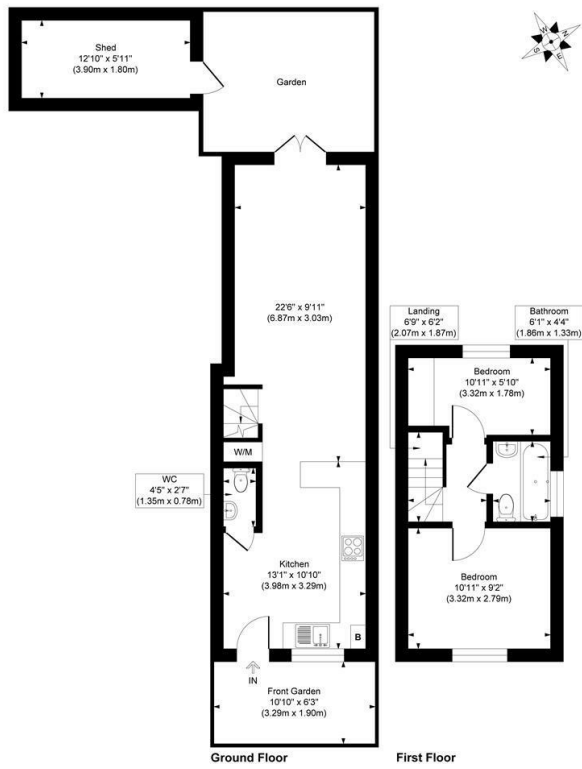


Illustration for identification purpose only, not in scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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