



BENNINGTON ROAD, N17
£475,000 FREEHOLD

2 BED HOUSE

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DESCRIPTION:

Welcome to Bennigton Road, Tower Gardens Conservation Area, London N17 by Winkworth Harringay office.

Located in one of Tottenham's most sought-after locations we are delighted to offer the market this well presented two-bedroom period cottage.

Living accommodation spans approx. 709 sq. ft over two floors, the property boasts lots of charm and makes the perfect home in our exciting urban neighbourhood.

Property comprises - own front

garden with door to house. Ground floor with lovely reception room boasting period fireplace and wood floors, this room is ideal for entertaining and relaxing, modern kitchen diner with stylish fitted units and additional larder, access to well-designed private garden which really is a peaceful oasis in urban London and is perfect for alfresco dining during the hot summer months. The first floor features two double bedrooms, both of which are comfortable and nicely decorated.

The house is within close proximity of the Ofsted Outstanding Willow Primary School and the Ofsted Outstanding Woodside Secondary

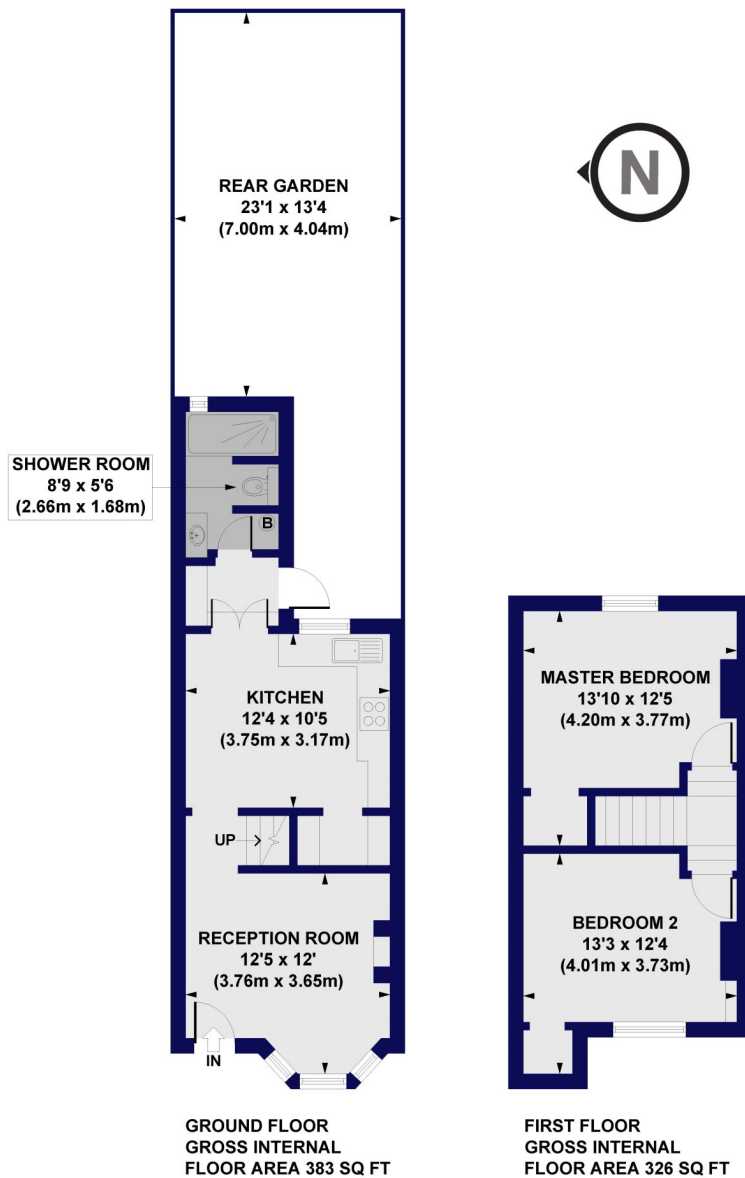
School.

Convenient for access to Wood Green, Turnpike Lane and Seven Sisters Underground Stations (Piccadilly and Victoria Lines Zone 3) and Bruce Grove and White Hart Lane Overground Stations (Weaver Line Zone 3). Within a couple of minutes there are bus routes with connections into central London as well as a several grocery (including a Sainsbury's Local) and dining options. Bruce Castle Park, Lordship Recreation Ground, and Tower Gardens park are within a few minutes' walking distance while Downhills Park is within approx. half a mile.

Tottenham. with its charming

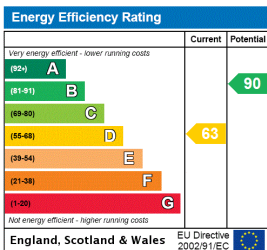


Bennington Road, N17
Approx. Gross Internal Floor Area 709 sq. ft / 65.90 sq. m



Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.