



# Castles

OFFERS IN EXCESS OF

**£425,000**

**Tottenhall Road**

London, N13 6DL

## PROPERTY SUMMARY

Chain Free – Ideal for First-Time Buyers, Young Families, or Downsizers!

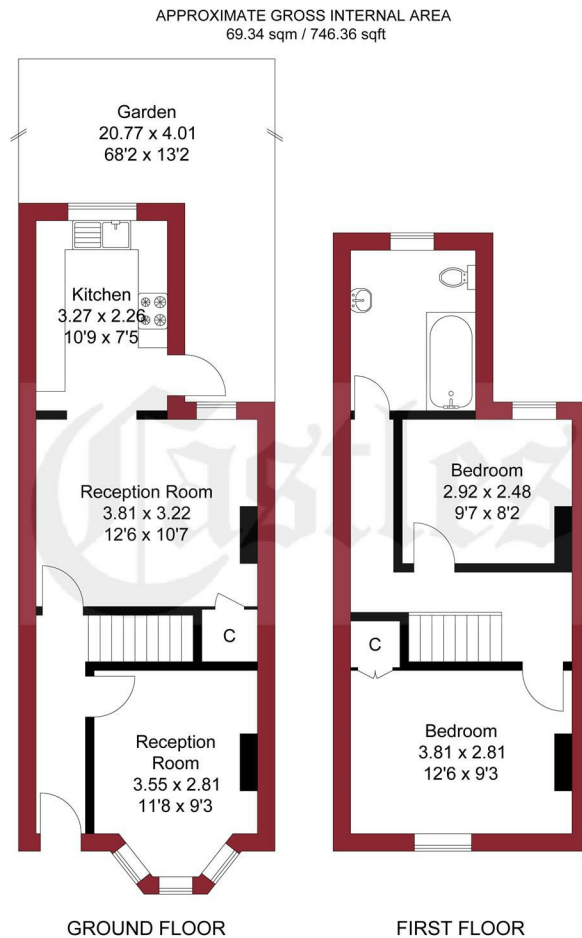
A fantastic opportunity to acquire this charming two-bedroom period house, featuring a generous 70 ft (approx.) south-facing rear garden. The property offers excellent potential for improvement or extension (subject to planning permission), making it perfect for those looking to create their dream home.

Internally, the home boasts bright, well-proportioned living spaces, including two reception rooms, a contemporary-style separate kitchen, and a first-floor family bathroom.

Conveniently located just moments from the vibrant Green Lanes, with its wide selection of independent shops, cafés, and restaurants. Excellent transport links are close by, including local bus routes and Palmers Green rail station, offering easy access into central London and beyond.







THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY



House  
Freehold  
**Council Tax Band: D**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



#### OFFICE ADDRESS

78 Green Lanes  
Palmers Green  
London  
N13 6BE

#### OFFICE DETAILS

020 8888 6081  
[www.castles.london](http://www.castles.london)

