

# CRENDON **H**OUSE

Est. 1971



**38 Seymour Avenue, London, Greater  
London, N17 9EB**

**£495,000 - Freehold**

**\*\*Open Day - Saturday 21st February - By Appointment Only\*\*** This 1930's period home offers a two bedroom layout with the added benefit of substantial loft space, providing scope for future improvement and reconfiguration. The property is offered chain free and presents an opportunity for modernisation and enhancement while retaining much of its original character. The ground floor comprises two well proportioned reception rooms with good natural light and a fitted kitchen with access to the rear garden. The garden provides a private outdoor space suitable for general use and further landscaping. On the first floor there are two double bedrooms and a family bathroom. Above this level is a large loft space which offers flexible accommodation suitable for storage, hobby use or informal workspace.

The property is well positioned for local transport connections, with Bruce Grove Overground and Tottenham Hale Underground and Overground stations within walking distance, providing direct access into central London. Local shops, schools and amenities are all nearby, making this a practical location for both owner occupiers and investors. Please note, this property is being sold as part of a repossession.

N.B We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks in £50(incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of issuing a memorandum of sale, directly to Lifetime legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.







1930's Character Home

Two Reception Rooms

Two Generous Bedrooms

Fitted Kitchen

Spacious Family Bathroom

Large Bonus Loft Space

South Facing Garden

Scope To Modernise and Improve

Council Tax Band: C

EPC Rating: D

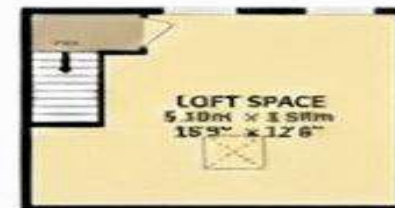
Crendon House – Wooburn Green

Tel: 01628 527766

Suffolk House  
54 – 55 The Green  
Wooburn Green  
Bucks  
HP10 0EU

[wooburn@crendonhouse.com](mailto:wooburn@crendonhouse.com)

[www.crendonhouse.com](http://www.crendonhouse.com)



TOTAL FLOOR AREA - 92 sq m (990 sq ft) approx



**Please Note**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.