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HERE TO GET *you* THERE

Arnold Road, N15

Guide Price £675,000



Spanning an impressive 1,302 square feet over two well-designed floors, this attractive three double bedroom Victorian double-bayed home offers generous and versatile living space in the heart of N15.

The ground floor comprises three spacious reception rooms, ideal for relaxing, entertaining, or working from home. A ground floor cloakroom with shower adds convenience, while the extended kitchen leads into a dining room that offers the potential to be opened up, creating a large, open-plan space—perfect for modern living. Bi-fold doors open onto a beautifully maintained 48ft west-facing garden, providing a perfect outdoor haven for summer dining and family enjoyment.

Upstairs, the first floor features three well-proportioned double bedrooms and a family bathroom. There is also scope for a loft conversion (subject to the usual planning consents), offering the potential to further enhance this already substantial home.

Ideally situated just off Philip Lane, the property is a short walk from Tottenham Green, home to a leisure centre with a gym, swimming pool, and library. The nearby Bernie Grant Arts Centre adds a cultural dimension, hosting regular performances, events, and workshops.

For outdoor enthusiasts, the award-winning 12-acre Downhills Park and the vast Walthamstow Wetlands nature reserve are both easily accessible, offering open green space and scenic walking trails.

Transport links are excellent, with Seven Sisters Underground Station (Victoria Line), Tottenham Hale (National Rail and Stansted Express), and Bruce Grove Overground Station all within walking distance. These connections offer swift access to Central London, Liverpool Street, and Stansted Airport, making this a perfect base for commuters.

Ideal for growing families and professionals alike, this well-maintained home delivers outstanding space, comfort, and convenience in a sought-after and rapidly regenerating area of North London.

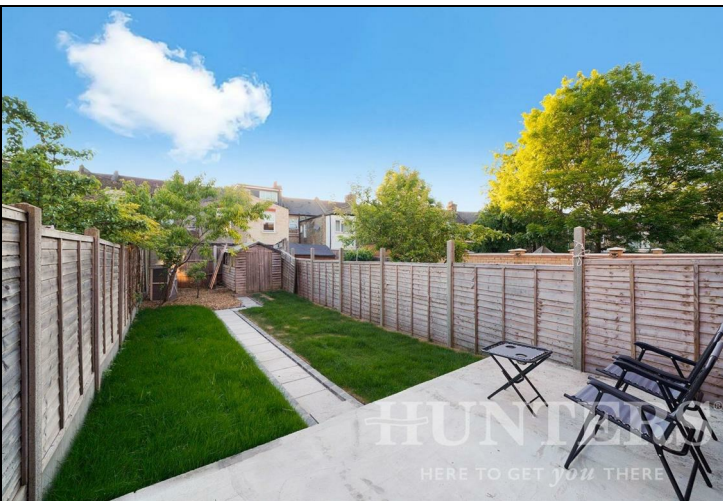
Council Tax Band: D

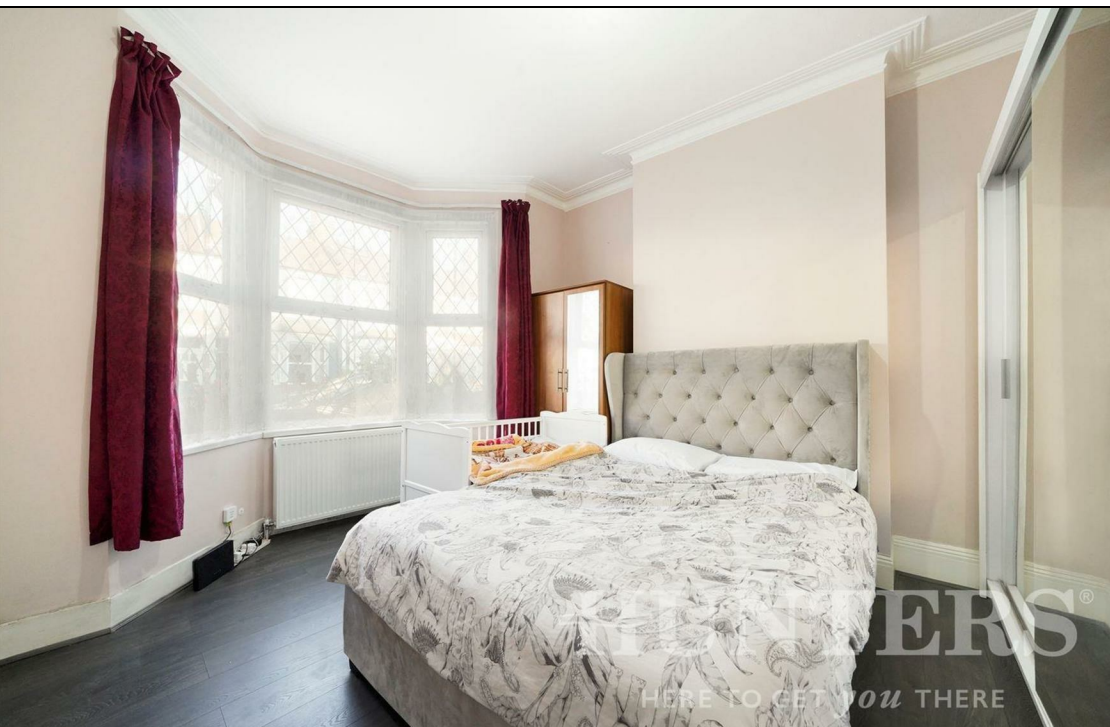
EPC Rating: D



KEY FEATURES

- Three bedroom mid terrace house
 - Three reception rooms
 - Extension to rear
- Own private low maintenance garden
 - Holcombe Market
- Seven Sisters Tube (Victoria Line), Bruce Grove (British Rail)
- Tottenham Hale (Victoria Line, British Rail & Stanstead Express)
- Bruce Castle Park and Museum
 - Council tax rating: D
 - EPC rating: D

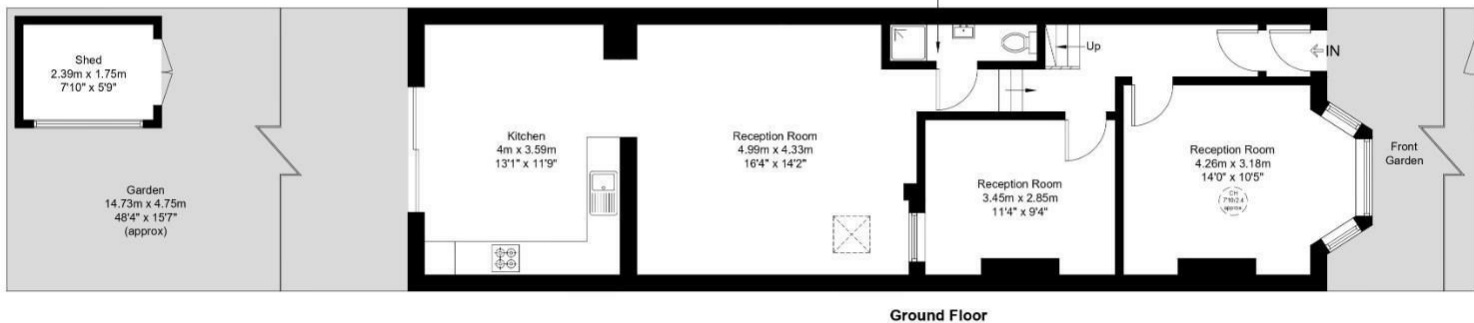
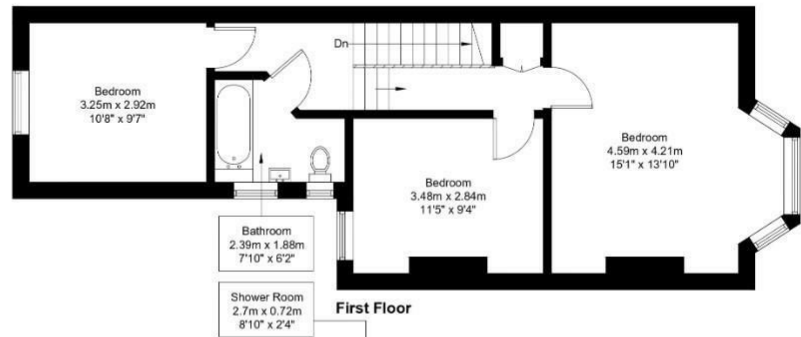
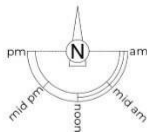




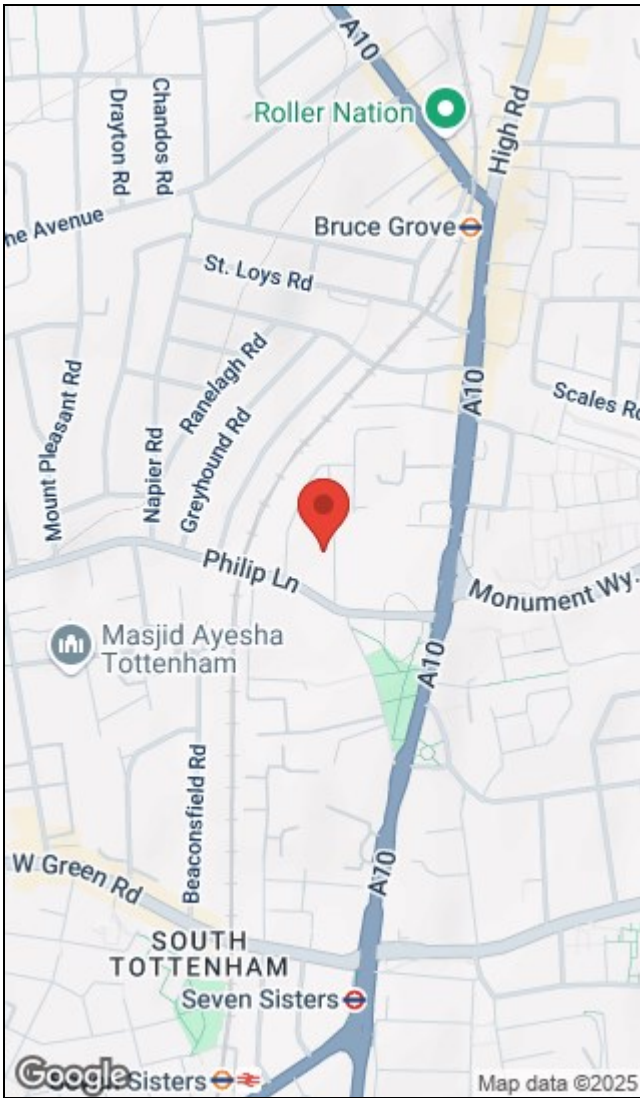


Arnold Road, N15

Approximate Gross Internal Area = 127.5 sq m / 1372 sq ft
Shed = 4.2 sq m / 45 sq ft



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors and the Total Gross Internal Area (GIA), are approximate. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	65	77			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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