

Reception Room  
11'1" x 9'10"

Lounge  
8'10" x 8'10"

WC

Kitchen  
10'5" x 7'6"

Conservatory  
12'9" x 9'2"

Bedroom  
13'5" x 10'2"

Bedroom  
8'6" x 8'2"

Bedroom  
11'5" x 5'2"

Bedroom  
11'5" x 5'2"

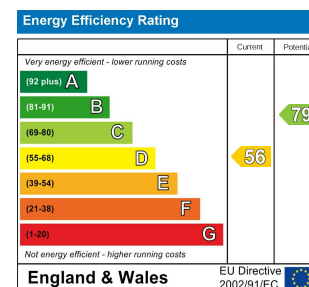
Bathroom  
9'10" x 7'6"

Bedroom  
14'1" x 13'5"

Outbuilding  
15'1" x 8'6"

Bathroom  
6'6" x 3'11"

Kitchen



## MALVERN ROAD, TOTTENHAM

### Offers In Excess Of £575,000 Freehold 4 Bed House - Terraced



#### Features:

- Four Bedroom House
- Mid Terrace Victorian
- Short Walk to Tottenham Hale
- Potential to Extend (STPP)
- Downstairs WC
- Large Rear Garden
- Garden Studio
- Circa 1229 Square Foot

A luxuriously appointed four bedroom home, expertly arranged across three floors and with a whole host of stunning designer features scattered throughout. You have a huge amount of sociable space and twin receptions.

REQUEST A VIEWING  
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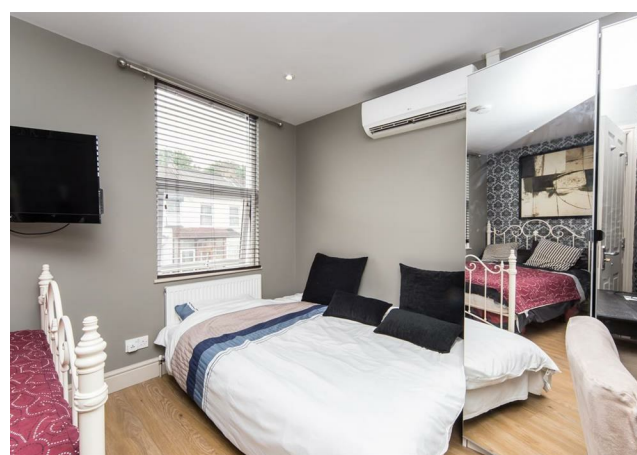
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### IF YOU LIVED HERE

You'll be enjoying some truly beautiful Design & Decor; both front lounges have engineered hardwood floors underfoot, while the lengthy kitchen has a handy breakfast bar, colourful metro tiling and a full range of fitted appliances.

Exit through the kitchen and you come to the first of many luxurious touches; a 130 square foot conservatory, flooded with light and perfect for parties and dining all year round. This leads in turn to the lengthy outdoor decking area..

Upstairs all the bedrooms are finished with the same sense of style as the rest of the property, with venetian blinds and contrast designer wallpaper. The first floor bathroom is particularly impressive, with a dedicate shower cubicle, rainfall shower and designer fittings.



### WHAT ELSE?

- Tottenham Hale station is less than a half mile on foot, for Victoria line tubes to the West End, plus overground destinations and a comprehensive retail park.
- You have eight primary/secondary schools within walking distance, all rated 'Good' or better by Ofsted and including the 'Outstanding' Harris Academy.
- For your new local you should give The Beehive a try; it's a spacious family friendly gastropub, just a five minute walk.

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