



## DONGOLA ROAD, TOTTENHAM

Offers In Excess Of £735,000 Freehold

### 4 Bed House - Mid Terrace



#### Features:

- Four Bedroom House
- Mid Terrace Victorian
- Approx. 1286 Square Foot
- Potential To Extend (STPP)
- Easy Access to Seven Sisters Station
- Circa 32 Foot Rear Garden
- Short Walk to Tottenham Marshes and Surrounding Areas

Comfortably nestled between Tottenham, Seven Sisters and Turnpike Lane, this beautiful four-bedroom home is packed with highlights, from all the glorious period detail and the beautiful garden to the bright double-reception and large dine-in kitchen.

As well as boasting a thriving food and drink scene and plenty of greenery, the N17 location offers great transport options - Bruce Grove station is just 0.7 miles away for the Weaver Overground, while Seven Sisters and South Tottenham are just slightly further, offering the Victoria line and Suffragette line respectively. Buses are also plentiful, with the 341 bus route running direct to Waterloo 24 hours a day.

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#### IF YOU LIVED HERE...

Full of history and culture, this part of N17 has a real sense of community – and thoughtful regeneration means you find modern coffee shops and bars nestled comfortably alongside the much-loved traditional pubs and cafes. But let's start by exploring your home...

Your charming frontage will instantly set the tone for any visitors, as will the lovely hallway, with its ornate beading and period detail. You'll find more of this striking finish in the dual aspect double-reception room, where light from the large bay windows showcases the features such as the original flooring, ceiling roses and pair of striking fireplace surrounds.

At the rear, you'll find your spacious kitchen/diner, which effortlessly blends modern style with period charm. In the morning, light floods the space, illuminating the features, such as the smart units and sleek tiling. The view of the east-facing garden is fantastic – you'll love the rich foliage and secluded seating area, where the majestic mature tree overhead provides the perfect backdrop.

On your first floor, you've got four thoughtfully designed bedrooms – you'll love the period detail in the master. There's also a family-bathroom with a shower.

As for the surrounding area, you've got everything from dynamic bars and coffee shops to sprawling greenery and award-winning restaurants within strolling distance. Since this whole area is undergoing a regeneration, it's hard to keep up with all the exciting new businesses emerging, so you'll enjoy exploring.

For those in need of some greenery, it's a short stroll to Downhills Park. Or take a heartier stroll in the other direction for the River Lea, which offers miles of walking and cycle routes, connecting Walthamstow Wetlands with Hackney Marshes.

#### WHAT ELSE?

- Look out for True Craft – just 0.6 miles away, an industrial-style tap room and pizzeria with a laidback atmosphere.
- Fitness on the cards? You've got a selection of locations on your doorstep, including Tottenham Leisure Centre, The Bernie Grant Leisure Centre, PureGym, Soul Yoga, AW Wellness Studios and the Lordship Recreation Ground Outdoor Gym.
- Parents will be pleased to know that there are plenty of great primary and secondary schools in the area.



#### A WORD FROM THE OWNER...

"Up and coming street and area. Strong community spirit. Local parks great and community hub. Very good play areas Plenty of shops, pharmacy, cafes, takeaways and pubs on doorstep Big choice of transport links LTN Been a family home for 30+ years."

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**Reception**  
12'0" x 14'11"

**Reception**  
9'11" x 11'7"

**Kitchen / Diner**  
10'2" x 25'5"

**Storage**

**Bathroom**  
6'10" x 4'8"

**Bedroom**  
10'2" x 11'10"

**Bedroom**  
6'10" x 5'10"

**Bedroom**  
10'0" x 11'7"

**Bedroom**  
15'10" x 14'11"

**Garden**  
32" x 16'2"



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