Tottenhall Road

, London, N13 6DL

Offers over £690,000

🛏 3   🛁 2   🛋 2

Blueprints & Co Properties is trilled to welcome this tastefully decorated and newly renovated three-bedroom end of terrace north-facing family home with side access to the garden.
The property offers a 1431 sq. ft in overall living accommodation. As you enter from the bright and wide porch of the home, the property benefits from a bright 14 ft. reception room including a built-in display unit tv plus storage.
There is a further 13 ft. family room which is currently being used as a study room but may be converted into dining room.
Not to mention the open plan kitchen dining area with a 3.1m island in the middle. You will also find underfloor heating and very well-maintained Italian marble tiles. Current owners have installed a hot water tap in the large, deep kitchen sink which saves new owners the stress of purchasing a kettle. Also, in the kitchen you will benefit from the skylight with automatic close when rain is detected. There is room for an American fridge to be placed and access to also place a TV.
The downstairs part of this beautiful home also consists of a grand internal cloak room.
Moving on from the kitchen is the very large garden including a 2.5m patio and 55 sq meter shed with potential to be developed. This may be converted to a studio or an office.
As we go on to the first floor you will find that there are three large bedrooms. Two of which includes built in wardrobes and brand-new cult cabinets.
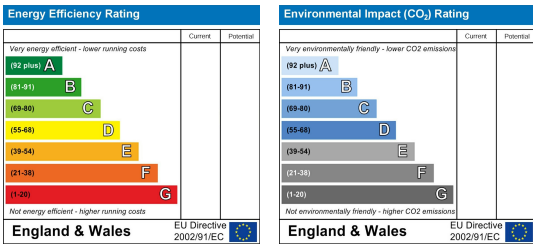
Area Map

Map data ©2024 Google

Floor Plans

Tottenhall Road, London, N13

Approximate Area = 1431 sq ft / 1329 sq m
Outbuilding = 335 sq ft / 31.1 sq m
Total = 1766 sq ft / 164 sq m
For identification only - Not to scale

N

Garden
Approximate
46'2 (14.22)
x 22'8 (6.91)

Store

Store

Multi purpose Outbuilding
18'2 (2.54)
x 17'4 (4.52)

OUTBUILDING
abt 335 SQFT (INTERNAL)

Kitchen /
Dining Room
24'9 (7.54) max
x 19' (5.79) max

Family Room
13' (3.96) max
x 12' (3.63) max

Bedroom 2
13'2 (4.01) 11'8
x 11'8 (3.56) max

Down

Reception Room
14'9 (4.95) max
x 13'2 (3.63) max

Up

Bedroom 3
9'6 (2.90) into bay
x 7'11' (2.41) max

Bedroom 1
13'7 (4.14) into bay
x 11'7 (3.53) max

GROUND FLOOR
abt 929 SQFT (INTERNAL)

FIRST FLOOR
abt 505 SQFT (INTERNAL)

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.
Produced for Anthony Pepe. REF: 753689

Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

244 Fore Street, Edmonton, London, N18 2QD   **02080048288**
info@blueprint-co.net   **www.blueprint-co.net**