



**BLUEPRINTS & CO.**  
P R O P E R T I E S

Sales - Lettings - Management - Mortgages



## Tottenham Road

, London, N13 6DL

**Offers over £650,000**



Blueprints & Co Properties is thrilled 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.



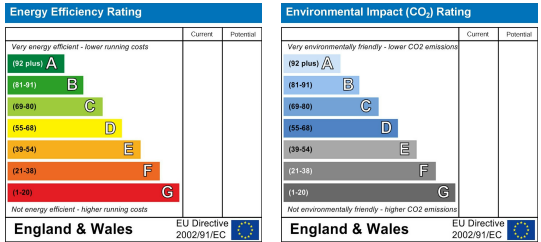
### Area Map



### Floor Plans



### Energy Efficiency Graph



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