



**£499,999**

**TENURE : FREEHOLD**

**Manor Road, Tottenham N17**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 2**

**3 BEDROOM TERRACED HOUSE**

**2 RECEPTIONS**

**FITTED KITCHEN**

**GARDEN**

**NEAR TO TRANSPORT LINKS**

**EASY ACCESS TO SHOPPING FACILITIES**

**Mantlestates**

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



This 3 BEDROOM MID TERRACED HOUSE is ideally located to Northumberland Train Station and within easy access to Tottenham's

shopping facilities & Bus links. The property is fully double-glazed and gas-central heated. Offered Chain Free.

**FRONT RECEPTION:** 11' 06" x 11' 06" (3.51m x 3.51m)

Bay double-glazed window to front aspect, radiator.

**REAR RECEPTION:** 15' 01" x 11' 10" (4.60m x 3.61m)

Double-glazed window to rear aspect, radiator.

**KITCHEN:** 9' 00" x 9' 02" (2.74m x 2.79m)

Double-glazed window to side aspect, wall, and base units.

**FRONT BEDROOM:** 15' 01" x 11' 06" (4.60m x 3.51m)

2 x Double-glazed windows to front aspect, radiator.

**MIDDLE BEDROOM:** 9' 10" x 11' 10" (3.00m x 3.61m)

Double-glazed window to rear aspect, radiator.

**BATHROOM:**

Double-glazed window to side aspect, low-level flush water closet, panel bath with mixer tap and shower attachment, wash hand basin.

**REAR BEDROOM:** 9' 00" x 6' 06" (2.74m x 1.98m)

Double-glazed window to rear aspect, radiator.

**GARDEN:**

Mainly laid to lawn.

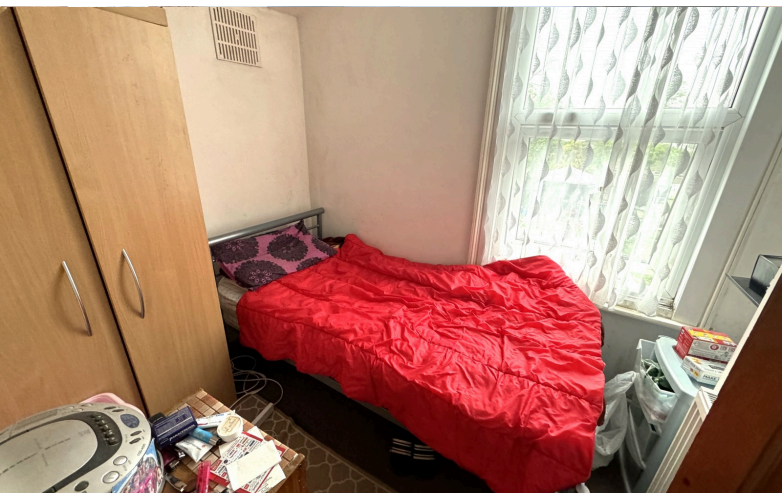
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Manor Road, Tottenham N17

# Manor Road, Tottenham, London, N17 0JJ

Approximate Gross Internal Area = 89.0 m<sup>2</sup> ... 958 ft<sup>2</sup>



Illustration for identification and guidance purposes only. Not drawn to scale unless stated.  
Whilst every care is taken in the preparation of this plan please check all dimensions  
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