

Castles

ASKING PRICE

£700,000

Tottenham Road

Palmers Green, N13 6HY

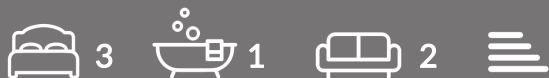
PROPERTY SUMMARY

This beautifully presented and extended three-bedroom family home offers generous living space across two floors, with further potential to develop (STPP). Located on the ever-popular Tottenhall Road, the property boasts a traditional brick façade and a warm, welcoming interior that's been thoughtfully enhanced by the current owners.

Inside, the home comprises two well-proportioned reception rooms and a modern, light-filled kitchen that opens out to the rear garden—perfect for everyday family life or entertaining guests. A downstairs purpose-built WC has been created. Upstairs, you'll find three large double bedrooms and a family bathroom, along with access to a sizeable loft that offers scope for conversion, subject to the necessary planning permissions.

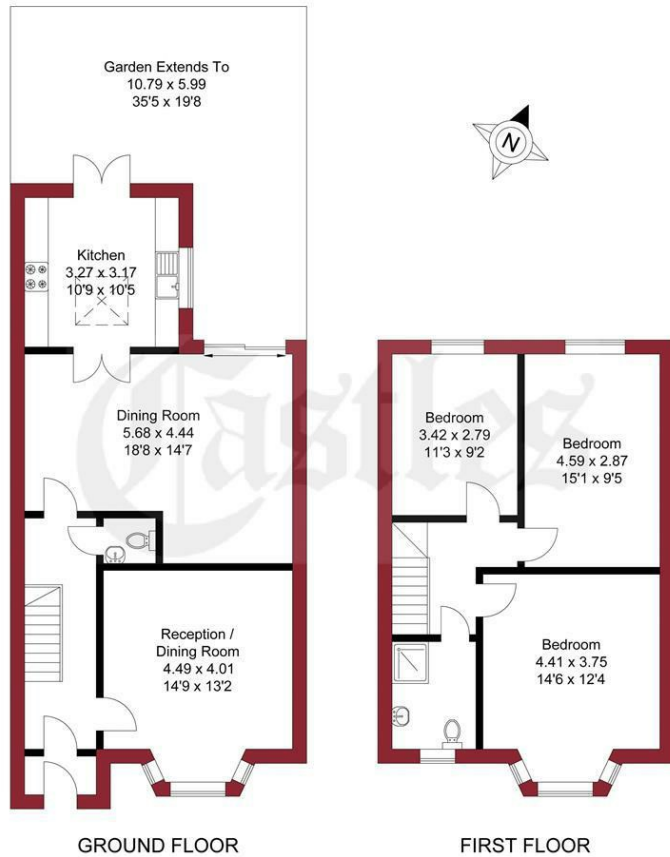
Tottenhall Road is ideally positioned close to Green Lanes, with its vibrant mix of independent shops, cafes, restaurants and more. Excellent transport options include Palmers Green and Bowes Park rail stations (direct to Moorgate), as well as Wood Green Underground Station (Piccadilly Line). Regular bus services are also just moments away.

Families will also benefit from being close to several well-regarded local schools, including Oakthorpe Primary, Tottenhall Infant School and St. Michael at Bowes C of E School. Latimer grammar catchment.



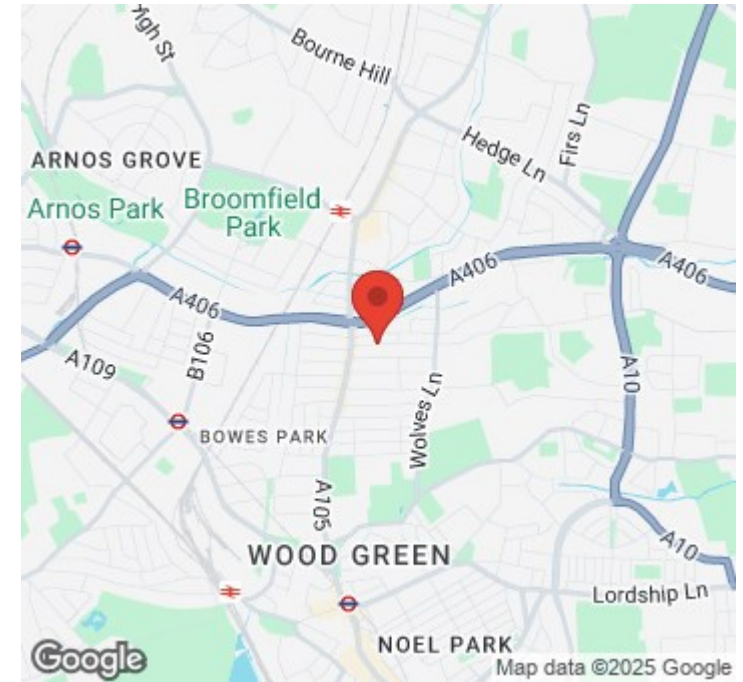


APPROXIMATE GROSS INTERNAL AREA
109.92 sqm / 1183.16 sqft



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE
REPRESENTATIVE OF THE PROPERTY

A guide to the area



House - Terraced

Freehold

Council:

Council Tax Band: E

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

78 Green Lanes
Palmers Green
London
N13 6BE

OFFICE DETAILS

020 8888 6081

www.castles.london

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) 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			