



Tottenham Road, London N13 6HY

welcome to

Tottenham Road, London

A charming Edwardian home with two inviting reception rooms, a sleek kitchen opening onto a private garden, and three bright bedrooms upstairs, this property offers a warm and practical layout ideal for family living, and offers an abundance of built-in storage space throughout.

This well-maintained home combines classic comfort with modern convenience. Many original period features lovingly preserved, from the beautiful hallway entrance floor tiles to the high ceilings, picture rails and ceiling coving and roses. The ground floor features two versatile reception rooms, perfect for both entertaining and quiet evenings. The kitchen, positioned at the rear, flows seamlessly into the garden-an ideal setup for indoor-outdoor living.

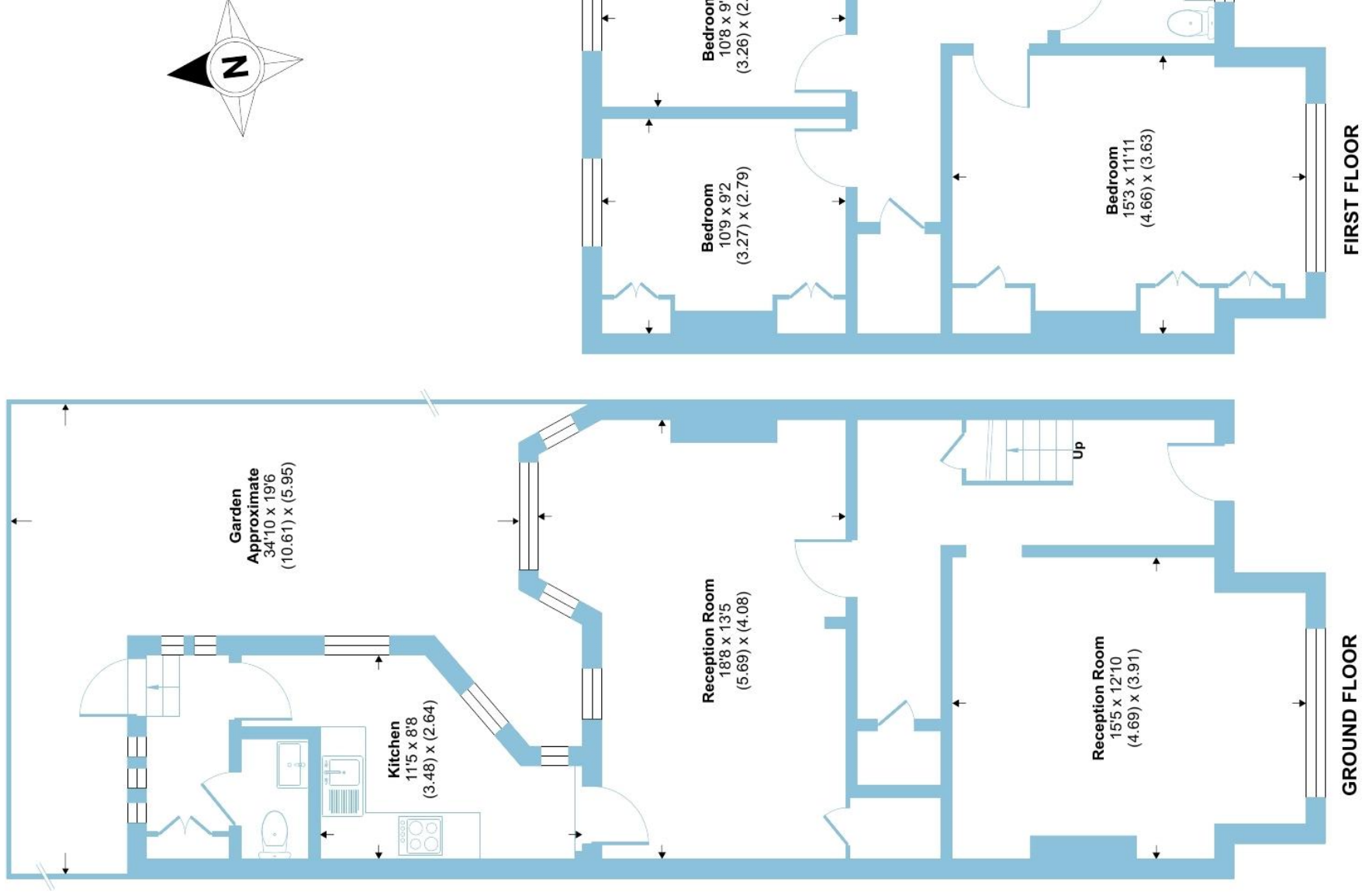
Upstairs, three well-proportioned bedrooms provide peaceful retreats, each benefiting from generous natural light. A centrally located family bathroom completes the first floor, designed with contemporary fittings to suit everyday needs. Tottenham Road is situated moments away from the vibrant Green Lanes, with its diverse array of shops, bars, cafes, restaurants & patisseries, and easy access to Palmers Green. Convenient transportation options include the nearby Palmers Green and Bowes Park Railway Stations (direct to Moorgate), along with Wood Green Tube Station (Piccadilly Line). Additionally, regular bus routes are also accessible on the road. The location is also close to the popular Oakthorpe Primary school, Tottenham Infant school and St. Michael at Bowes Church of England school.



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Approximate Area = 1238 sq ft / 115 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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- Attractive open hallway
- Two Spacious Reception Rooms
- Bright and Airy Bedrooms
- Contemporary Family Bathroom
- Balanced Layout

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£750,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MUH106109 - 0004

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