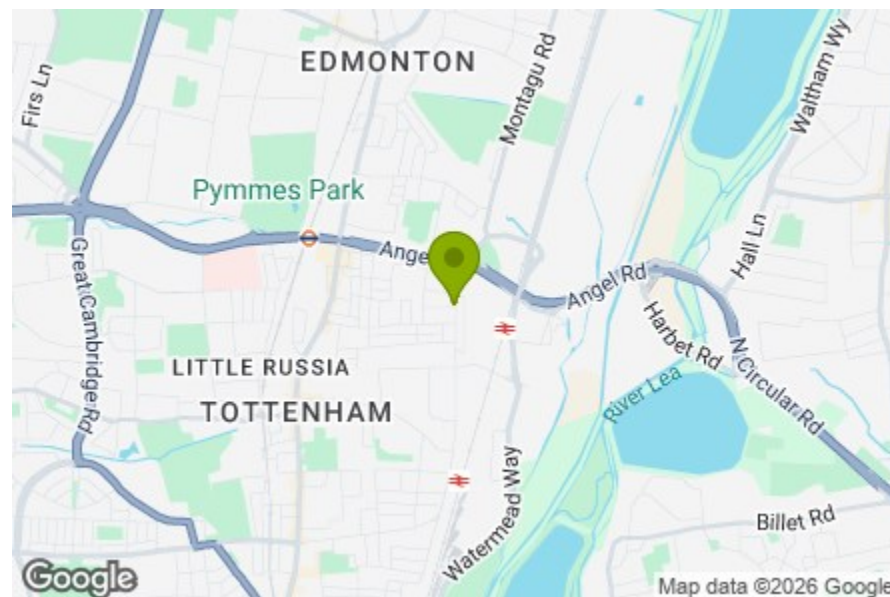


Total Area: 70.5 m² ... 759 ft²
All measurements are approximate and for display purposes only

- Reception Room
12'1" x 10'5"
- Reception Room
10'10" x 10'10"
- WC
- Kitchen
10'9" x 7'10"
- Bedroom
13'7" x 10'0"
- Bedroom
10'11" x 8'3"
- Bathroom
9'8" x 7'9"
- Garden
55'9"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		69
(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	



DYSONS ROAD, EDMONTON

Guide Price £425,000 Freehold
2 Bed House - Mid Terrace



Features:

- Two Bedroom House
- Mid Terrace Victorian
- Approx. 759 Square Foot
- Easy Access to Meridian Water
- Chain Free
- Circa 56 Foot West Facing Garden
- Short Walk to Tottenham Marshes
- Downstairs WC
- Newly Refurbished

Chain free and newly refurbished throughout, this two bedroom mid terrace Victorian home combines character, fresh contemporary finishes and a generous west-facing garden. Set within easy reach of Meridian Water and just a short stroll from Tottenham Marshes, it offers a well-connected location with plenty of open green space close by.

REQUEST A VIEWING
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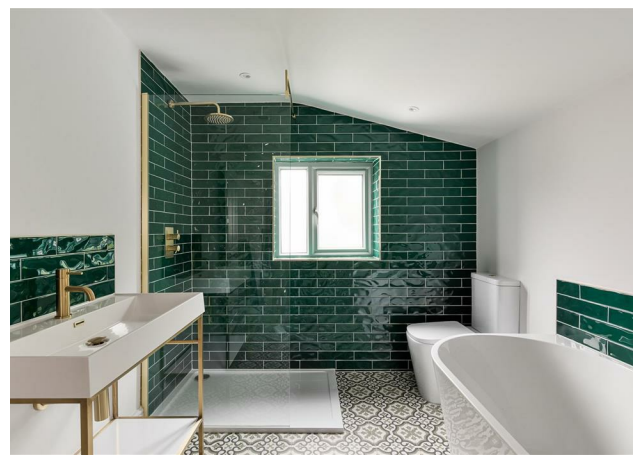
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IF YOU LIVED HERE...

Beyond the classic Victorian frontage, you'll find a bright and thoughtfully updated home unfolding across 759 square feet. The front reception room is filled with natural light from the bay window, with a restored exposed brick chimney breast adding character against a calm neutral palette. A second reception room sits behind, creating a natural flow through the ground floor and offering flexible living and dining space. Fresh herringbone-style flooring runs underfoot, while the newly refurbished finish gives the whole home a clean, cohesive feel.

To the rear, the kitchen has been finished with soft sage green cabinetry, quartz worktops and brass hardware. Just off the

hallway, the downstairs WC is a welcome addition for day-to-day living. From the kitchen, doors open onto the approximately 56-foot west-facing garden, where newly laid lawn and smart paving create a simple, low-maintenance outdoor retreat ready to enjoy from the moment you move in.

Upstairs, there are two well-proportioned bedrooms, both newly decorated and carpeted in soft neutral tones. The principal bedroom spans the full width of the house at the front and features a characterful fireplace, while the second bedroom overlooks the garden. The family bathroom has been beautifully updated with deep green tiling, a freestanding bath, separate walk-in shower and elegant brass fittings, giving the space a calm, carefully finished feel.



WHAT ELSE?

- Tottenham Marshes is a short walk away, offering miles of waterside paths, nature reserves and open green space for walking, running and cycling.
- Meridian Water Station is within easy reach for connections into Stratford and central London, while nearby transport links make travelling across North and East London straightforward.
- Pymmes Park and the Lee Valley Regional Park are both close by, providing further green space, sports facilities and weekend walking routes.

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