



**Manor Road, London, N17 0JH**

**welcome to**  
**Manor Road, London**

This residence comprises of a welcoming entrance hall which leads onto the bay fronted reception room and kitchen/dining room. As you reach the first floor you will find three good-sized bedrooms as well as the fitted family bathroom and extra WC. The South facing 63ft long rear garden is accessed via the kitchen. Northumberland Park Station is located 0.2 miles away with White Hart Lane Station located 0.6 miles away.

This residence offers great potential to add value and by extending into the loft, the rear or creating a summer house subject to the necessary planning consents.





### **Entrance Hall**

Wood laminate floor, radiator.

### **Lounge**

Double glazed bay window to front, wood laminate floor, fireplace.

### **Kitchen / Breakfast Room**

Range of wall and base units with contrasting worksurface, space for fridge-freezer, electric oven and gas hob with extractor fan, tiled floor, radiator, double glazed window to side, double glazed French doors to garden.



### **First Floor**

### **Landing**

### **Bedroom One**

Double glazed window to front, gas central heating boiler, radiator.

### **Bedroom Two**

Double glazed window to rear, radiator.

### **Bedroom Three**

Double glazed window to front, radiator.

### **WC**

### **Bathroom**

Panelled bath with mixer taps, pedestal wash hand basin, part tiled, double glazed window to rear.



### **Outside**

### **Front Garden**

Crazy paved.

### **Rear Garden**

Mostly laid to lawn, shrub borders.



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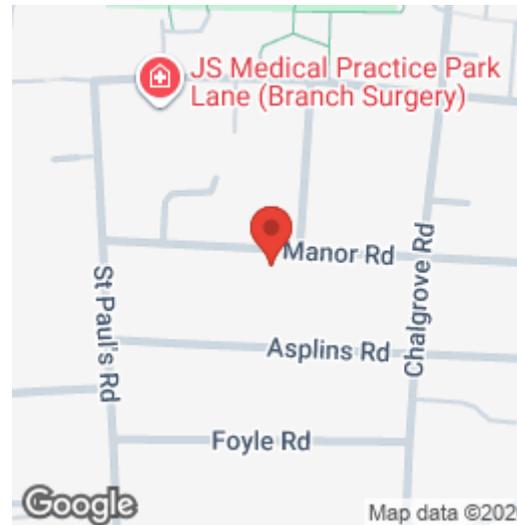


## welcome to Manor Road, London

- Three Bedroom House
- 63ft Long South Facing Rear Garden
- Northumberland Park Station 0.2 Miles
- White Hart Lane Station 0.6 Miles
- Potential To Extend STPP

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in excess of  
**£550,000**

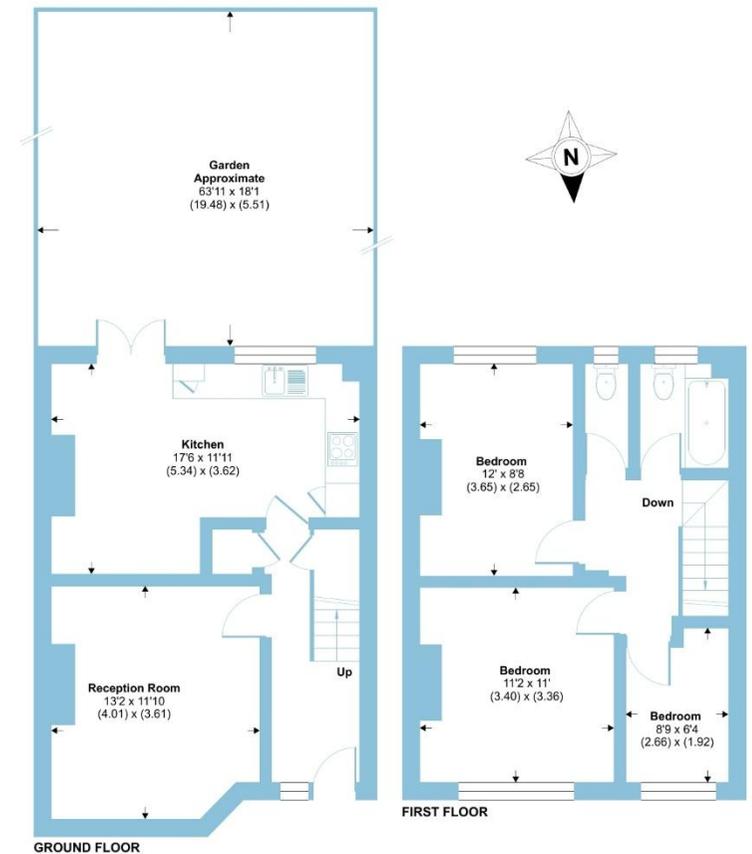


Please note the marker  
reflects the postcode not  
the actual property

Manor Road, London, N17

Approximate Area = 847 sq ft / 78.6 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). © nichcom 2025. Produced for Barnard Marcus. REF: 1347175

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Property Ref:  
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