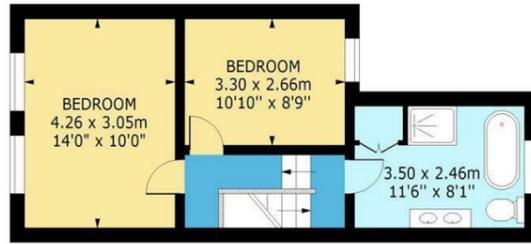
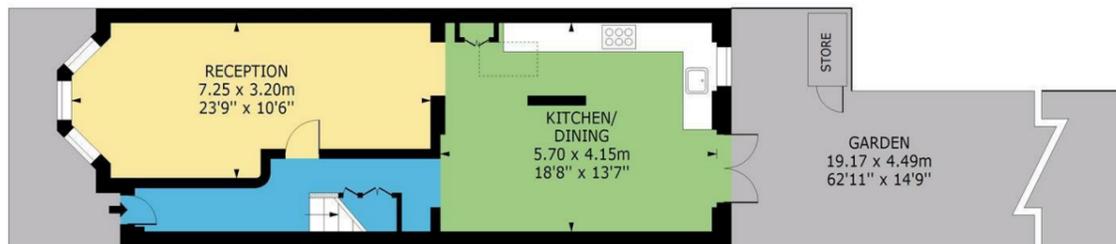


Malvern Road N17

Approx. Gross Internal Area 984 Sq Ft - 91.41 Sq M



FIRST FLOOR



GROUND FLOOR

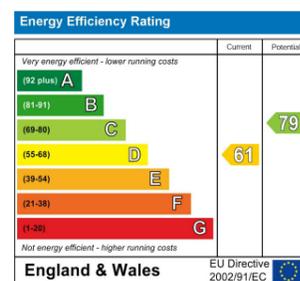
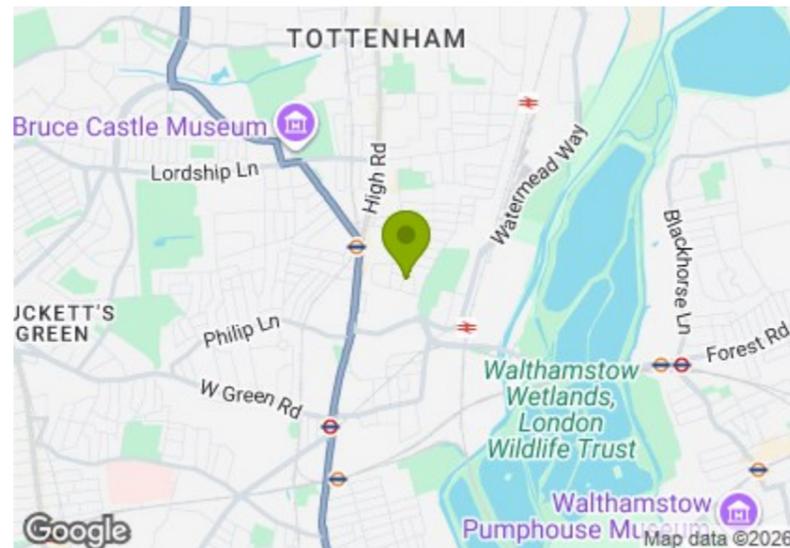
THE STOW BROTHERS



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 23/2/2025



MALVERN ROAD, TOTTENHAM

Asking Price £650,000 Freehold
2 Bed House - Mid Terrace



Features:

- Two Bedroom House
- Victorian Mid Terrace
- Moments Away from Tottenham Hale
- A Short Walk to Down Lane Park
- Close to Local Amenities
- Approx 984 Square Foot
- Full Width Rear Extension
- Potential to Extend (STPP)
- Being Sold Chain Free

Situated in the thriving area of Tottenham Hale, this two-bedroom mid-terrace home offers nearly 1,000 sq ft of smart living space. It features a full-width rear extension with a generous kitchen/diner, a first-floor bathroom, and a secluded rear garden. Sold chain-free, the home also offers excellent potential to extend further, subject to planning permission (STPP).

You're just a short walk from Down Lane Park, as well as the area's buzzing amenities. Tottenham Hale's excellent transport links place King's Cross just 11 minutes away on the Victoria line, while National Rail services provide direct access to Liverpool Street and Stansted Airport.

REQUEST A VIEWING
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E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
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IF YOU LIVED HERE...

With its evenly balanced rooms and thoughtful layout, this two-storey home offers a wonderful sense of space. Currently spanning 984 sq ft, there is potential to extend further (subject to the usual permissions), giving you the opportunity to create your dream home.

The reception room is beautifully light-filled thanks to the bay window, highlighting the immaculate finish and carefully considered details such as the column radiator.

The smart, modern kitchen/diner is ideal for everyday living, with direct access to the large garden. The outdoor space is low-maintenance yet lovingly landscaped, featuring established foliage and planters.

Upstairs, you'll find two bedrooms and a conveniently located bathroom, complete with both a freestanding tub and a separate shower.

As for the surrounding area, you've got everything from dynamic

breweries and coffee shops to sprawling greenery and restaurants within strolling distance. Since this whole area is undergoing a complete regeneration, it's hard to keep up with all the exciting new businesses emerging, so you'll enjoy exploring.

For those in need of some nature, head to the River Lea, which offers miles of walking and cycle routes, connecting Walthamstow Wetlands with Hackney Marshes and Stratford's Olympic Park.

WHAT ELSE?

- This area offers some excellent perks, including Pressure Drop Brewery and Taproom less than a mile away. A bit further on you'll find the brilliantly unique Baltic Seafood canal boat on Stonebridge Lock, which serves up dishes such as Turkish mackerel baguettes and calamari.

- You're fantastically placed for reaching other neighbourhoods, with both Walthamstow and Stoke Newington a short stretch away.
- Fitness on the cards? You've got a selection of studios on your doorstep, including The Gym Group, Anytime Fitness and Down Lane Park Outdoor Gym.



A WORD FROM THE OWNER.....

"We've lived in the property for around 8 years. The street itself has a strong community, with very friendly neighbours. Tottenham marshes is under 10 minute walk away and provides a huge expanse of nature for walking, which we did daily with the dogs. A lot of investment has gone into the area, with new coffee shops and restaurants popping up and facilities in the park for sports etc. Access to central and east London is quick and easy, as well as Stansted airport which has a great flight schedule! We've loved living here, and think the area will only continue to develop further over the coming years. "

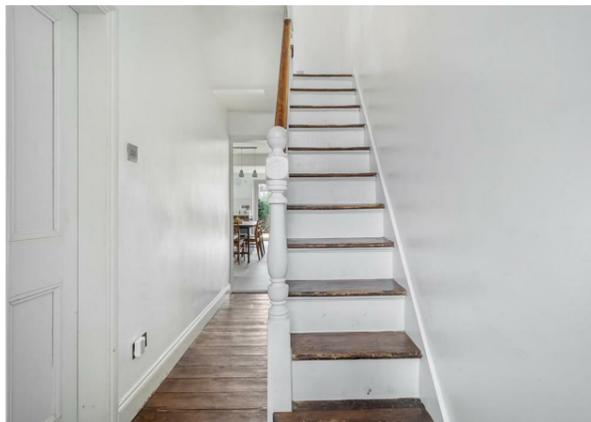
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Reception
23'9" x 10'5"

Bathroom
11'5" x 8'0"

Kitchen/ Dining
18'8" x 13'7"

Garden
62'10" x 14'8"

Bedroom
13'11" x 10'0"

Bedroom
10'9" x 8'8"



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