

Castles



GUIDE PRICE

£600,000 Freehold
Rivulet Road

N17

PROPERTY SUMMARY

Guide Price £600,000-£625,000

A rare opportunity to acquire this beautifully appointed three-bedroom end-of-terrace family residence, offered on a chain free basis and enjoying a desirable south-facing rear garden, private driveway and an excellent garage conversion providing two versatile additional rooms.

The property offers excellent potential for further enlargement by way of a loft or side extension (subject to the necessary planning consents), presenting an opportunity to significantly enhance both the living accommodation and long-term value.

Internally, the home is tastefully finished in neutral tones and filled with natural light throughout. The accommodation comprises a welcoming reception room, a separate dining room, and a contemporary fitted kitchen which leads through to a bright garden room. This space enjoys direct access to the rear garden and connects to the converted garage/studio area, offering superb flexibility for home working, gym or ancillary use.

To the first floor are three generously proportioned double bedrooms, complemented by a modern family bathroom.

Perfectly positioned within a popular residential pocket of N17, the property is well placed for a wide range of local amenities including independent cafés, eateries and everyday conveniences, as well as excellent green open spaces such as Lordship Recreation Ground and Bruce Castle Park.

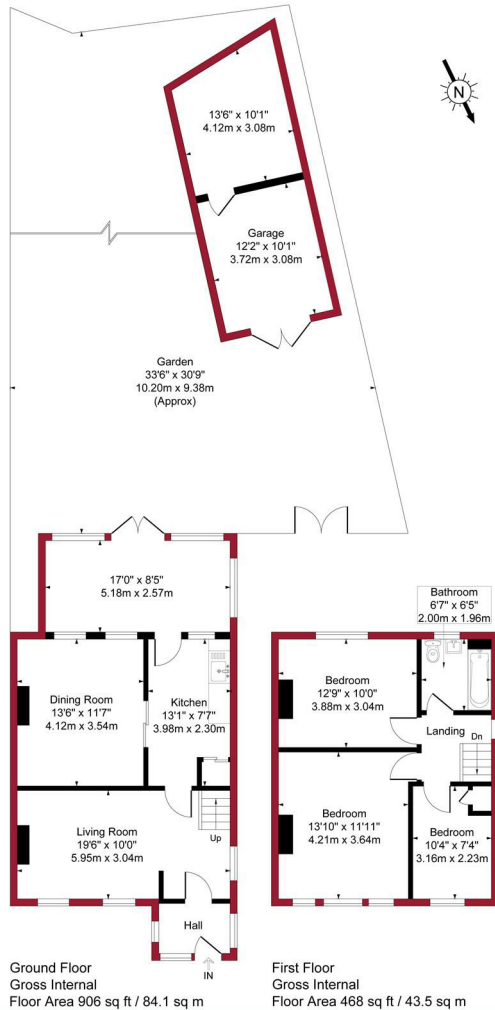
N17 continues to appeal to a broad range of buyers thanks to its strong transport connections. White Hart Lane and Bruce Grove stations offer direct and efficient links into Central London via the London Overground, with Wood Green Underground Station also within easy reach via the London Underground network. The property is well served by a selection of reputable local schools, making it an ideal choice for families and commuters alike. Early viewing is highly recommended.





Rivulet Road, London, N17

Approximate Gross Internal Area = 1374 sq ft / 127.6 sq m



Transport:

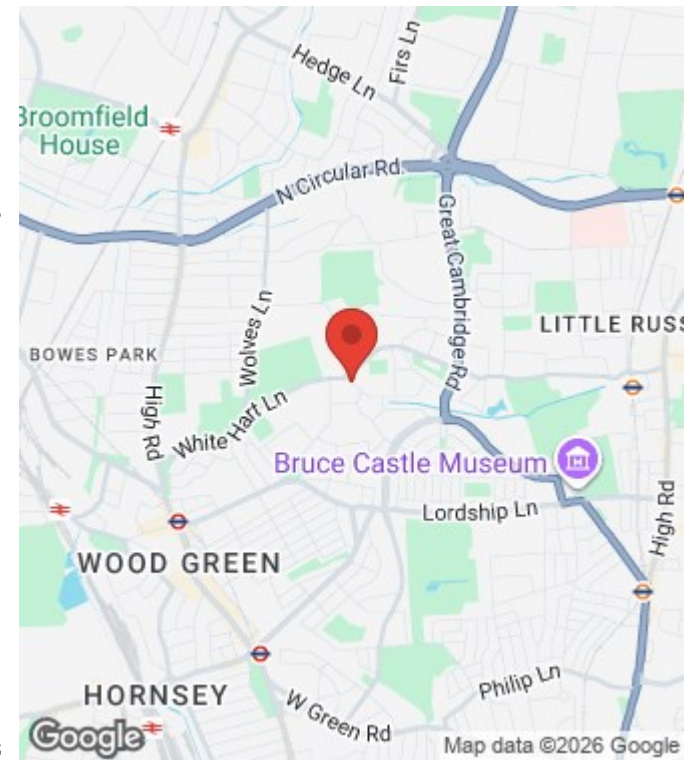
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground Station (Piccadilly Line) is also within easy reach, offering direct access into Central London and Heathrow Airport.

Shopping & Leisure:

Palmers Green boasts a vibrant and diverse range of amenities along the popular Green Lanes, including independent shops, cafés, restaurants, and bars. The area is also home to the well-regarded Broomfield Park, featuring open green spaces, tennis courts, a café, and regular community events.

Directions to Our Office:

Conveniently located on Green Lanes, Palmers Green, just a short walk from Palmers Green Mainline Station. Visitors travelling by car will find limited pay-and-display parking along Green Lanes and nearby.



House - End Terrace
Freehold

Council: Haringey

Council Tax Band: D

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

