



Wilmot Road, Tottenham, N17 6LH

£1,200,000  Coultons

## PROPERTY SUMMARY

A rare opportunity to acquire this substantial end-of-terrace family home, offering approximately 2,163 sq ft (201 sq m) of versatile living accommodation, ideally situated in the highly sought-after Downhills Park area.

The property boasts four generously proportioned bedrooms, an impressive larger-than-average entrance hall, two spacious reception rooms, a fitted kitchen, a ground floor shower room/utility room, a first-floor family bathroom, and a conservatory. Further benefits include double glazing and gas central heating throughout.

Externally, the property enjoys a mature rear garden measuring approximately 41ft x 34ft, together with a substantial garage to the rear, providing excellent storage or potential workshop space.

Wilmot Road is a quiet residential street located just moments from the award-winning Downhills Park, Lordship Recreation Ground, and Bruce Castle Park, offering an abundance of green open spaces for leisure and recreation. Excellent transport links are nearby, with the W4 bus route providing convenient access to Tottenham Hale, while Bruce Grove Overground and Seven Sisters Underground stations offer fast and direct connections into Central London, the West End, and the City.

The property is also within easy reach of the vibrant shopping and leisure amenities of Wood Green, which offers a wide selection of major retailers, independent shops, cafés, bars, and restaurants. Additional transport options include numerous bus routes, together with Wood Green and Turnpike Lane Underground Stations (Piccadilly Line, Zone 3).

Families will appreciate the excellent choice of local schools, including the highly regarded Willow Primary School, rated Outstanding by Ofsted. Combining generous living space, practical features, and an enviable location close to parks, transport links, and well-regarded schools, this exceptional property represents a rare opportunity to secure a long-term family home.

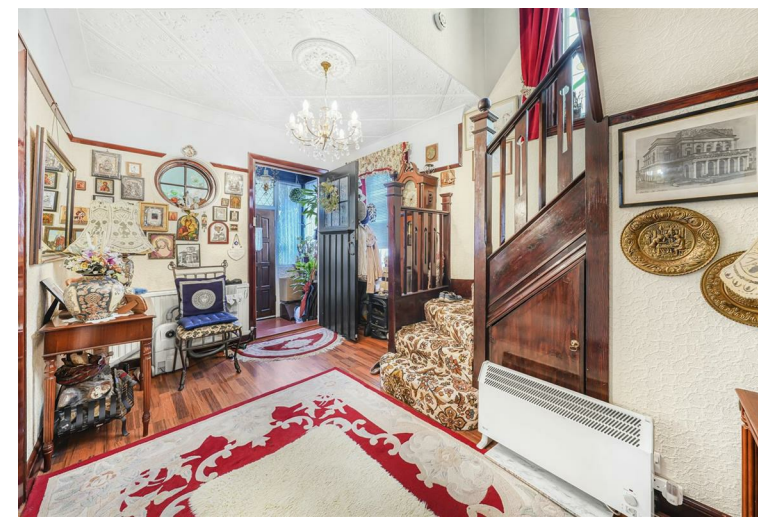
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2



2









Wilmot Road, London, N17 6LH  
Approximate Gross Internal Area = 201 sq m / 2163 sq ft



#### For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**LOCAL AUTHORITY**  
Haringey

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
F

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|                                             |         | EU Directive 2002/91/EC |

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



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