

Seymour Avenue, N17

London

Guide Price

£685,000-£710,000





Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 2

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Set on this popular and quiet residential street, an exquisite box bay-fronted, mid-terrace Victorian house that has been recently renovated to greatly enhance the property to include a beautiful third en-suite bedroom in the loft space.

A welcoming entrance hallway leads to the reception room which features a box window with plantation shutters, period fireplace and bespoke cabinetry.

To the rear of the property the kitchen offers more character with exposed wooden floors and tasteful fitted units with brass handles, Kenwood appliances and wooden worktops. There is also a butler sink and a breakfast island.

To the rear, a separate, bright dining room opens directly through glazed double doors onto the south-facing garden, which has a fully wired and insulated home office.

A ground-floor WC adds to the convenient and considered layout.

A turning staircase leads to a half landing and the family bathroom with clawfoot bath, separate shower, exposed wooden floors and painted original brickwork.

The first-floor landing leads to both the principal bedroom with double windows with plantation shutters to the front aspect, and a second guest bedroom.

A further staircase, its walls finished in polished plaster, climbs to the third bedroom and its en-suite shower room, both created from the former roof void.

Flooded with natural light and rich in warmth and character, the property makes a perfect family home.

Seymour Avenue is a quiet residential road in the Tottenham Hale corner of N17, a neighbourhood that has changed a great deal in recent years. Young families, creative professionals and first-time buyers have been drawn here by the area's period homes, its strong community feel and its unusually generous supply of open space, and the local high street has grown to match.

Eat, drink and socialise
Tottenham has become one of north London's better spots for independent food and drink. Craft beer fans are well served by the Pressure Drop taproom in nearby Tottenham Hale, and the Corner Pin is a well-loved local pub on the High Road. For coffee, Dear Coco is a popular neighbourhood coffee shop. The High Road itself, a few minutes' walk away, has a growing mix of new bars, cafés and restaurants alongside long-established family businesses. On match days the Tottenham Hotspur Stadium brings a lively buzz to the area, and it hosts concerts and NFL games as well as football.

Green spaces
Few parts of London have this much open water and parkland on the doorstep. Tottenham Marshes, the lakes of Walthamstow Wetlands, the River Lea and Bruce Castle Park are all close by. Walthamstow Wetlands is Europe's largest urban wetland reserve and is excellent for birdwatching and waterside walks. Down Lane Park is a relaxed local spot for picnics, play and a kickabout. The Lea towpath is good for running and cycling, and it continues south towards Hackney and the Olympic Park.

Transport links
- Tottenham Hale (Underground and National Rail): approximately a 10-minute walk, with Victoria line services direct to King's Cross, Oxford Circus and Victoria, plus National Rail services including the Stansted Express.
- Bruce Grove (London Overground, Weaver line): approximately an 8-minute walk, with trains to Liverpool Street via Hackney.
- Northumberland Park (National Rail, Greater Anglia): a further nearby option on the West Anglia line towards Stratford and Liverpool Street.
- Buses: frequent services from the High Road run to Seven Sisters Underground, Hackney, Islington and central London.

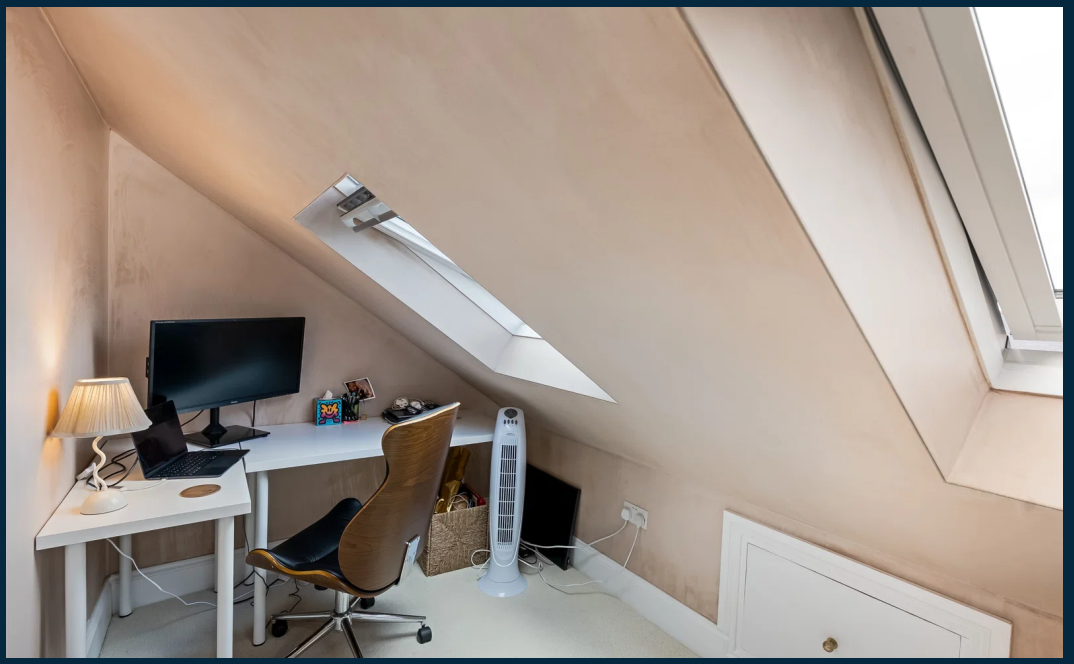
Schools
Nearby schools include The Mulberry Primary School, Harris Academy Tottenham and Bruce Grove Primary School.

All walking times are approximate.











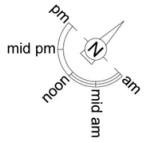


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Approximate Gross Internal House Area = 1088 sq ft / 101.0 sq m
Approximate Gross Internal Home Office Area = 102 sq ft / 9.4 sq m

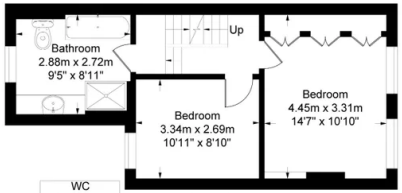
Restricted Height = 47 sq ft / 4.3 sq m

Eaves = 43 sq ft / 3.9 sq m

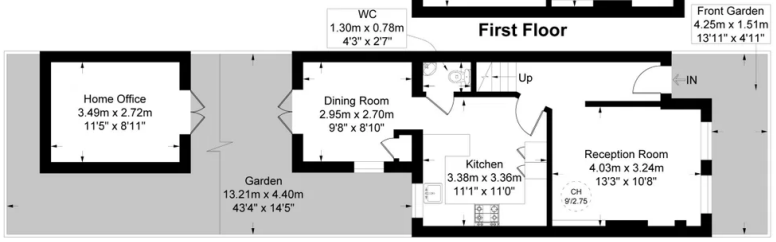




Second Floor



First Floor

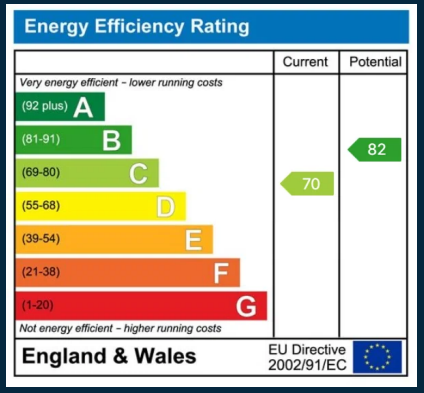


Ground Floor

PRIME PERSPECTIVES

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer







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