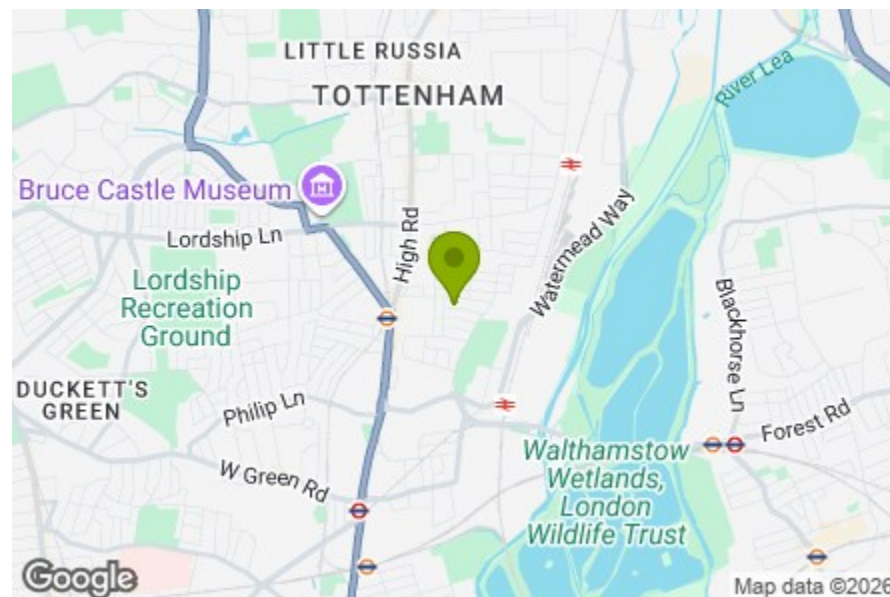




Total Area (Excluding Eaves Storage): 110.4 m<sup>2</sup> ... 1189 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

- Reception  
10'9" x 12'6"
- Reception  
6'6" 213'3" x 13'3"
- Kitchen/Diner  
8'6" x 13'11"
- Bedroom  
14'3" x 9'10"
- Bedroom  
8'8" x 13'0"
- Bathroom  
8'2" x 8'3"
- Bedroom  
10'7" x 18'6"
- Eaves Storage
- Ensuite  
5'1" x 6'4"
- Bedroom  
8'0" x 7'8"
- Garden  
27'10" x 12'9"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



## CAREW ROAD, TOTTENHAM

### Offers In Excess Of £725,000 Freehold 4 Bed House



#### Features:

- Four Bedroom House
- Victorian Mid Terrace
- A Short Walk to Tottenham Hale
- Moments Away from Down Lane Park
- Close to Local Amenities
- Approx. 1189 Square Foot
- Potential to Extend (STPP)
- Original Features
- Loft Converted

A four-bedroom Victorian mid-terrace offering over 1,100 square feet of internal space, thoughtfully arranged across three floors with a converted loft already in place. Retaining original features, the home presents further potential to extend, subject to the usual permissions. Positioned within easy reach of Tottenham Hale, it offers swift connections into Central London, while Down Lane Park is just moments away. A range of local amenities are also nearby, adding to overall convenience while supporting day-to-day needs within walking distance.

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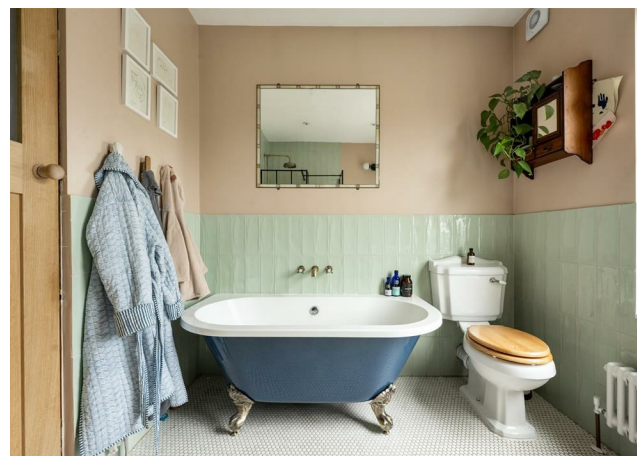
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IF YOU LIVED HERE...

An attractive Victorian façade sets the tone, its soft, muted palette and decorative porch creating an inviting first impression, while the upper gable adds a touch of character and presence along the street. Stepping inside, the hallway introduces warm timber flooring and a sense of easy flow, with a natural line of sight through to the living spaces beyond. Two reception rooms unfold in sequence, the front centred around a bay window that brings in natural light, while the rear transitions effortlessly into a dining area. Original timber flooring runs throughout, grounding the space and lending continuity. Beyond, the kitchen/diner is thoughtfully arranged with Shaker-style cabinetry in a muted tone and open shelving that adds a relaxed, lived-in feel. There is ample room for dining, making it as suited to everyday moments as it is to hosting. From here, the garden begins with a patio that lends itself to outdoor dining, before giving way to a lawn bordered by established planting that brings charm and greenery. Upstairs, two well-proportioned bedrooms offer flexibility, including a front room with built-in wardrobes, while the bathroom is finished with pale green tiling, a freestanding bath, and a separate shower, complemented by a timber vanity that introduces warmth and texture for a balanced, considered feel. The top floor provides two further bedrooms, including a generous principal with skylights and a Juliette balcony drawing in light throughout the day. Its ensuite continues the same thoughtful approach, featuring light-toned tiling, a rain shower,

and a skylight above, completing a home that feels cohesive and quietly refined throughout. Just moments away, Down Lane Park provides a well-kept green space for everyday walks and open-air leisure, while Walthamstow Wetlands, a twenty-minute walk, offers one of Europe's largest urban nature reserves, with expansive reservoirs and walking routes. Nearby, The Beehive and The High Cross each offer distinct takes on the local pub scene, while Pressure Drop and Mother Kelly's are well known for their craft beer selections and taproom settings. The area continues to evolve, with significant redevelopment led by the architects behind Coal Drops Yard bringing in a growing mix of independent cafés and coffee spots. For day-to-day convenience, Tottenham Hale Retail Park is within easy reach, bringing together major retailers and supermarkets in one setting. Mulberry Primary School is also just a three-minute walk away, offering a well-regarded local option for families.

WHAT ELSE?

Tottenham Hale Station is a 12-minute walk, offering Victoria Line services alongside Greater Anglia trains and the Stansted Express for direct access to the airport. Closer still, Bruce Grove Station is just 7 minutes away, with Overground services running through to London Fields and on to Liverpool Street. Frequent bus routes also connect the area directly into Hackney and surrounding neighbourhoods, adding further ease to getting across East London.



A WORD FROM THE OWNER...

"We've loved our time in this home and will actually be very sad to be leaving. The friends and community we've made have been incredible. Having the park at the end of the road (and the wetlands not much further) have been a real godsend. The transport connections couldn't be much better either, with multiple overground options, and quickly into central London on the vic line. All in all we couldn't recommend the area highly enough!"

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