



## Tottenham Road, London, N13 6DG

Asking Price £500,000



This charming Victorian mid-terrace home is full of character and warmth. The ground floor offers versatile living space with two generously sized reception rooms. The heart of this home is undoubtedly the stunning south-facing kitchen which is bathed in natural light. This bright and airy space leads out into a decked garden which benefits from year-round sun.

The first floor offers a master bedroom with ample built-in storage, and a second double bedroom ideal for a growing family, guests, or even a home office.

Conveniently located close to the amenities of Green Lanes and excellent local transport connections via Wood Green (Piccadilly line), Bowes Park and Palmers Green, this house offers the perfect blend of tranquillity and accessibility, ideal for flexi-commuters and families alike.

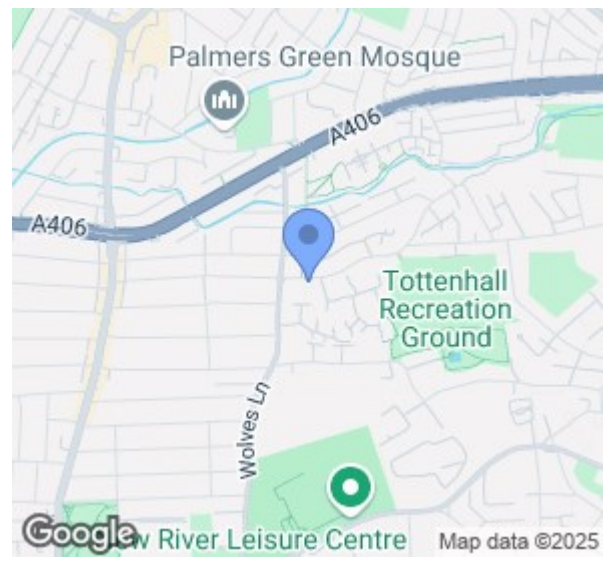
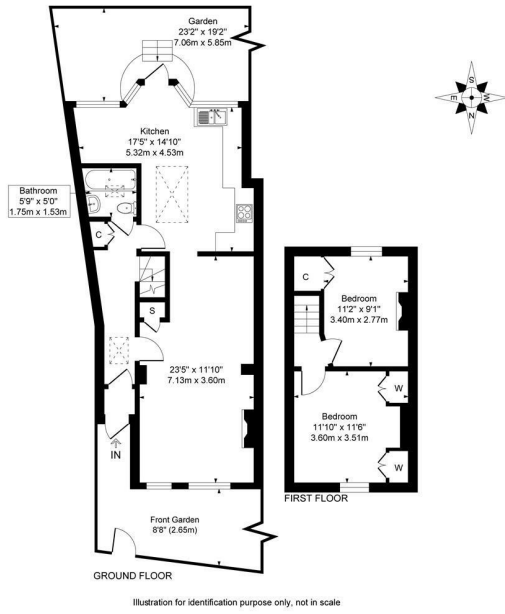
Whether you're looking for a peaceful retreat or a vibrant urban lifestyle, this Victorian terrace on Tottenham Road has it all. Don't miss the opportunity to make this house your home sweet home.

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

- Two bedroom Victorian Mid Terrace
- Bright and airy through lounge
- Kitchen diner with sky lights
- South facing garden with artificial turf & decking area
- Modern bathroom suite
- Close to local amenities
- Close to Wood Green Tube station
- Close to good schools
- Close to local parks

Approx. Gross Internal Floor Area 887 sq. ft / 82.43 sq. m



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.