

CLONMELL ROAD, N17
£715,000 FREEHOLD

A 4 BEDROOM HOUSE

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DESCRIPTION:

Guide Price £715,000 - £730,000

A Four-Bedroom, brick fronted, Victorian Home sits moments from Downhills Park.

Tucked away on a much-loved, quiet street in South Tottenham, this charming four-bedroom Victorian home offers approximately 1,164 sq. ft. of versatile living space arranged over three floors. Featuring a secluded south-west facing rear garden extending to approximately 39 feet, this is a rare opportunity to acquire a spacious and characterful property in one of the area's

most desirable locations.

Upon entering, you are welcomed into a well-proportioned reception room to the left, boasting high ceilings, and open fireplace and a large sash bay window that floods the space with natural light. To the rear, a generous open-plan dining and second reception area with a cast iron fire place flows into a kitchen opening on a conservatory area, flowing directly onto the private sunny back garden stocked with trees and shrubs, and one of the larger gardens in the row — perfect for alfresco entertaining and family life.

The current owners have confirmed that planning permission was previously granted for a ground floor rear extension and still available, offering scope for further development.

The first floor hosts two spacious double bedrooms and a large family bathroom.

The loft has already been converted to create a tranquil principal bedroom, a modern shower room, and a fourth bedroom overlooking the garden - ideal for use as a home office or nursery.

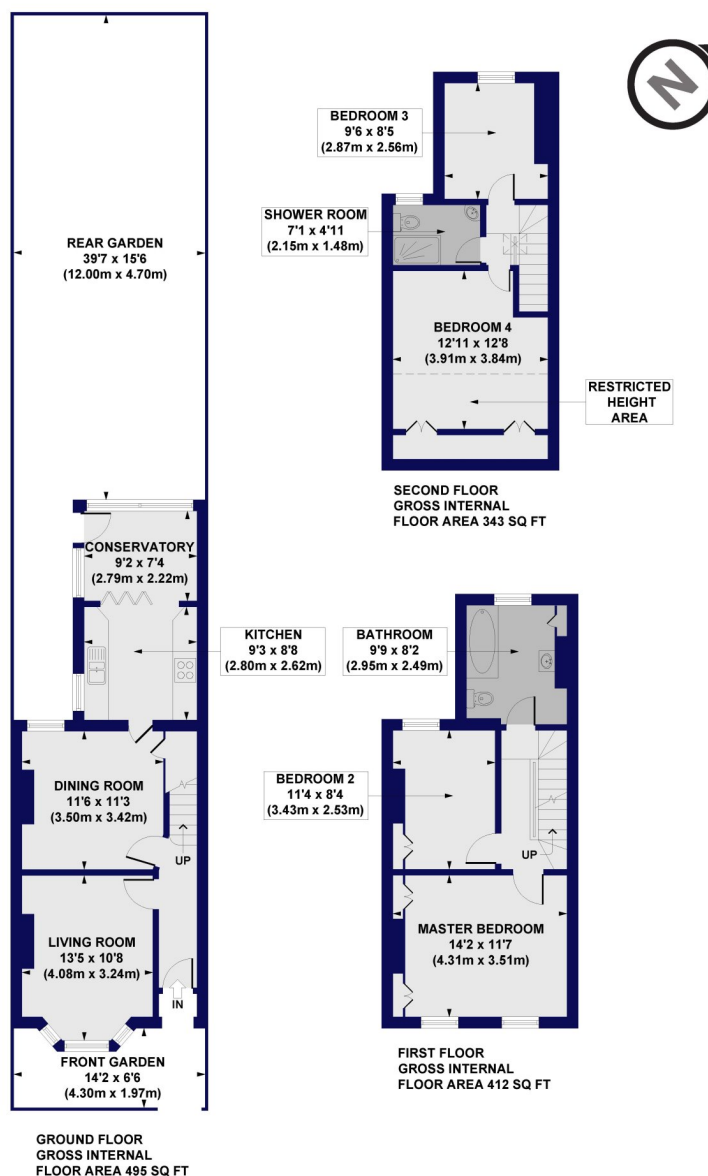
This home is an ideal first-time purchase for a growing family



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Approx. Gross Internal Floor Area 1250 sq. ft / 116.21 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1164 sq. ft / 108.11 sq. m (Excluding Restricted Height Area)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.