



RANELAGH ROAD, N17

**£650,000 FREEHOLD – UNDER OFFER**

**A TWO BEDROOM HOUSE.**

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## DESCRIPTION:

This attractive, brick-fronted Victorian house offers 1,057 sq. ft. of well-proportioned and comfortable living space arranged over two floors, plus a versatile loft room. Lovingly maintained by the current owners, the home is presented in good condition throughout, while still offering exciting potential to personalise and extend (STPP).

Behind the original Victorian stained glass front door, the ground floor features a spacious double reception room with high ceilings, original period detailing, and two large sash windows that bathe the space in natural light. A beautiful fireplace forms the focal point, framed by bespoke alcove

cabinetry and shelving. Stripped wooden floors complete the look, creating a warm and inviting atmosphere.

At the rear, a kitchen-diner is fitted with wooden cabinetry, classic white subway-tiled splashback. This sociable space opens directly onto a private rear garden that is ideal for summer barbecues, weekend brunches, or simply enjoying a quiet moment outside.

Upstairs, two bright double bedrooms are served by a modern, tiled family bathroom. Above, the loft has been boarded and is currently used as a home office, offering valuable

additional space and flexibility. There is also scope to reconfigure or formally extend the loft (subject to the usual planning permissions), should you want to go further.

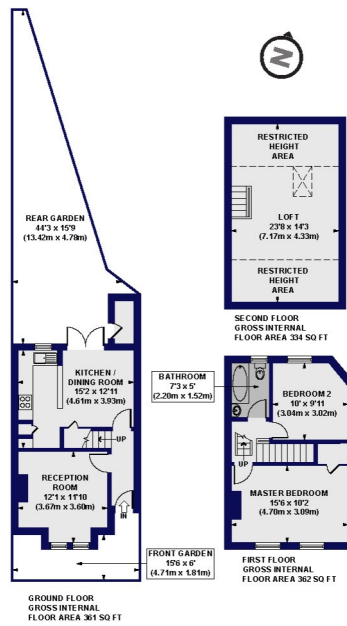
Ranelagh Road is part of a sought-after cluster of Victorian streets just off Philip Lane, known for its friendly community feel and fantastic connectivity. Both Seven Sisters and Tottenham Hale stations are within easy reach, providing fast links to the City, West End, and Stansted Airport via the Stansted Express. Numerous bus routes along the High Road ensure swift access across London.

Families will appreciate the





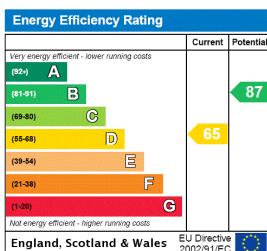
Approx. Gross Internal Floor Area 1057 sq. ft / 98.24 sq. m (Including Restricted Height Area)  
Approx. Gross Internal Floor Area 899 sq. ft / 83.51 sq. m (Excluding Restricted Height Area)



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 C/P Creative. Any intending purchaser must satisfy himself by inspection otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used only by any prospective purchasers.

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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.