

**CHESTER ROAD, N17**  
**£800,000 FREEHOLD**

**Arranged across three floors, this handsome six-bedroom Victorian home offers generous space and character in a quiet pocket of Tottenham.**

**Harringay | 020 8800 5151 | [harringay@winkworth.co.uk](mailto:harringay@winkworth.co.uk)**





## DESCRIPTION:

With classical proportions and a full loft conversion, the house is well suited to family life and offers plenty of flexibility.

At the front, a large double reception room has been opened to create one generous living space, tied together with stripped-back Victorian pine floorboards and twin fireplaces. A bay window allows natural light to pour in, while tall wooden French doors open out to the side return and rear garden.

Heading further through the house, a separate breakfast room offers an ideal space for informal dining or morning coffee. The kitchen, in soft mint green, sits at the rear and is finished with terracotta floor tiles and a large picture window overlooking the garden.

The ground floor is finished off with a modern and practical WC and shower room.

Outside, the garden feels wonderfully private. There's a concrete patio at the near end, ideal for summer barbecues,

surrounded by mature planting and leafy borders. A shed at the back is almost hidden beneath the wall of greenery.

Upstairs, the first-floor hosts four bedrooms and a family bathroom. The largest spans the full width of the house and enjoys a south-facing bay window alongside an additional sash, making it especially bright. Two further doubles and a single room complete the floor — the smaller would make a great nursery or home office. Several of the rooms retain original fireplaces.

The loft has been converted to create two more bedrooms and an en-suite shower room. The smaller room at the back makes another ideal workspace, while the top-floor main bedroom is an inviting retreat, with a Velux window at the front and a Juliet balcony overlooking the rear. The shower room completes this level, thoughtfully designed to tie the whole space together.

Chester Road forms part of a popular network of Victorian streets just off Philip Lane, stretching from Downhills Park Road to Arnold Road. It's moments from Downhills Park, with its café, tennis courts and children's play area, and also within easy reach of Lordship Rec.

Transport connections are excellent. Seven Sisters (Victoria Line, Zone 3) and Tottenham Hale (with the Stansted Express) are both nearby, offering fast access into central London and beyond.

The area has a growing number of much-loved local spots along Philip Lane, West Green Road and Green Lanes. Places like With Milk, Chuku's, The Palm, Ten to One, Perkyn's and Forks and Green help make the neighbourhood feel warm and welcoming.

Contact the sales team at Winkworth Harringay to arrange a viewing.

0208 800 5151

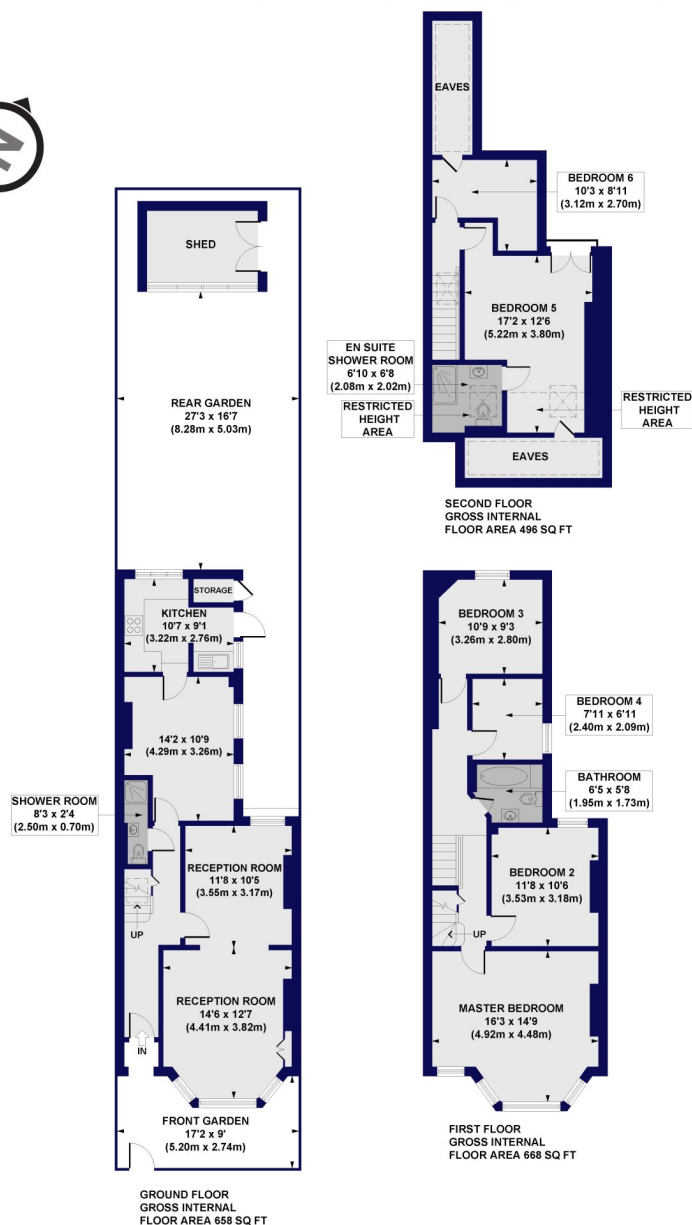




## Chester Road, N17

Approx. Gross Internal Floor Area 1822 sq. ft / 169.31 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 1644 sq. ft / 152.72 sq. m (Excluding Restricted Height Area & Eaves)



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

**Council Tax Band:** E

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.