



WIMBORNE ROAD, N17  
**£750,000 FREEHOLD**

## THREE BEDROOM HOUSE

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## DESCRIPTION:

Tucked away on a quiet side street, within a short distance of Bruce Grove Rail Station is this three-bedroom, bay fronted, Victorian family home, packed with original character, charm and a sought-after south-facing garden. Available Chain- Free.

The total accommodation extends to approximately 1,226 sq.ft / 113.97 Sq.m

This wonderful family home tastefully fuses both Victorian period charm, contemporary living and functionality throughout. Features include – well-proportioned rooms, double glazed windows and wood floors

and a south facing garden.

Accommodation comprises:- Intercommunicating reception rooms, kitchen-diner, three double bedrooms, first floor family bathroom. Also offering scope to extending into the loft. (subject to all the usual consents)

Wimborne Road is an attractive and quiet road tucked away from the hustle and bustle of Tottenham High Road and is in the catchment area to outstanding nurseries and schools. Tottenham is one the most popular up and coming parts of London and you are near to some exciting places including Pasero, With Milk Cafe,

Beaverton Brewery and Gastro Pubs such as The Palm, The High Cross and The Bluecoats.

For those of you who like walking and running you're nestled between three attractive parks and close to the Walthamstow Wetlands and River Lea Canal.

For open water swimmers the best venue in London, West Reservoir, is just a 15 minute cycle away and the Cycle Superhighway gives you a leisurely ride to Liverpool Street in 30 minutes. Located within less than a 10 minute walk of Bruce Grove Overground Station or 20 minute walk from Victoria Line Zone 3 Underground Stations at Seven Sisters and Tottenham Hale for quick and convenient access





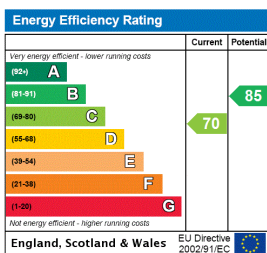
**Wimborne Road, N17**  
**Approx. Gross Internal Floor Area 1226 sq. ft / 113.97 sq. m**



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.