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# Clonmell Road, Tottenham, N17

Asking Price £640,000



CHAIN FREE THREE BEDROOM PROPERTY.

This well presented three bedroom period property on the popular Clonmell Road, N17, offers generous living space arranged over three floors. Ideally positioned close to the green open spaces of a the award winning Downhills Park and Lordship Recreation Ground boasting 20 acres of green space.

The property boasts three well proportioned bedrooms, fitted kitchen and three bathrooms, including a newly installed ground floor shower room, enabling excellent flexibility for guests or multi generational living.

The interior has been recently updated with new flooring and carpets throughout, creating a move in ready finish while retaining the warmth and character from a period home. To the rear lies an east facing garden providing an inviting part paved part lawn outdoor space, ideal for morning coffee, entertaining, or family relaxation.

The location is particularly appealing for families, being within close proximity to the highly regarded Harris Academy Primary School, rated Outstanding by and the award winning Dorset Hall nursery.

With excellent local amenities, green spaces, and reputable schooling nearby, this is a superb opportunity to acquire a thoughtfully updated home in a sought after North London setting.

Not one to miss!

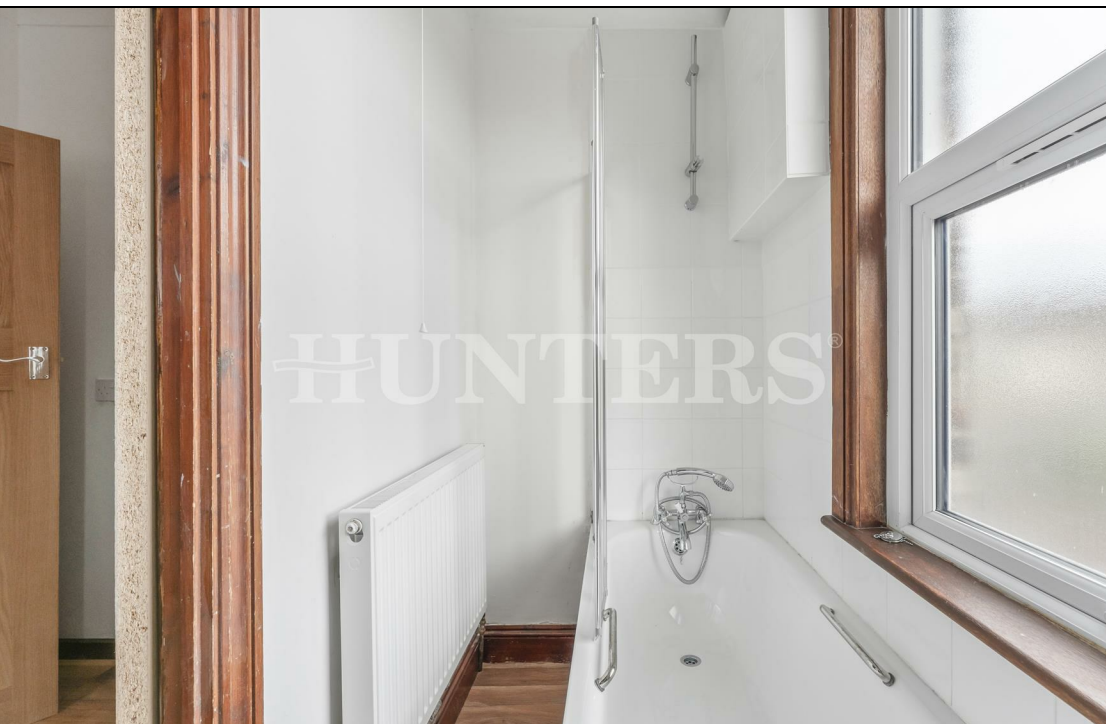
EPC - D

Council tax - C

## KEY FEATURES

- Chain free
- Sought after location
- Period property
- New flooring and carpet
- Close to Downhills Park & Lordship Recreation Ground
- Close to Harris Academy Primary
- 0.8 miles to Seven Sisters Underground station
- Close to shops and amenities
- EPC - D
- Council tax - C

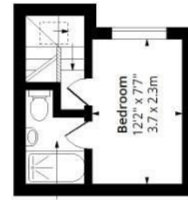
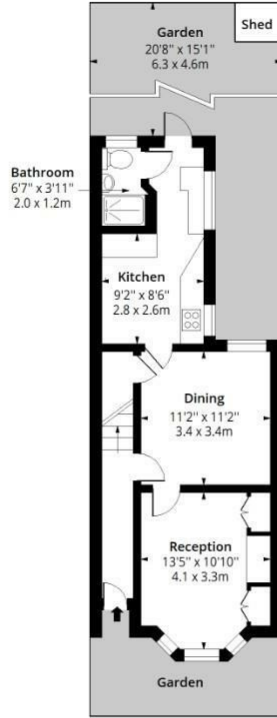
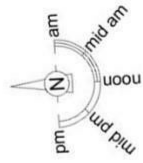




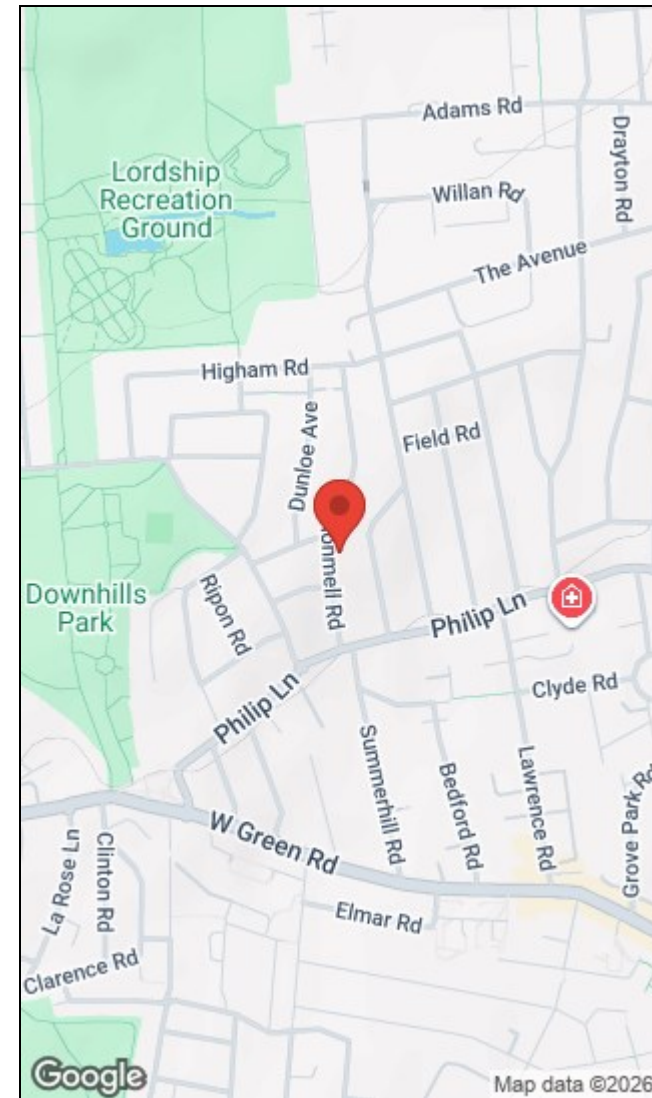


# Clonmell Road N17

Approximate Gross Internal Area = 1049 Sq Ft - 97.45 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	78	EU Directive 2002/91/EC	65
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	

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