HUNTERS
HERE TO GET you THERE
4
2
1
C

# Greyhound Road, London, N17

## Offers Over £800,000

Tucked away just off the vibrant Philip Lane N15, yet close to local shops and excellent transport links, is this larger than average five bedroom Victorian family home set over three floors.

Tastefully decorated by the current owners, the home offers a bright through lounge with sanded and varnished original floors and a charming fireplace feature. Double glazing is fitted throughout, and there is a convenient ground floor guest WC.

The layout is practical, with bathrooms on the first and second floors and a WC on every level, ideal for a growing family or entertaining guests. At the rear, a generous 21 ft kitchen diner with French doors opens onto a sole use south east facing garden measuring approximately 20 ft by 15.5 ft, with an additional 22 ft to the side offering potential for a side return, subject to the usual consents.

The first floor has a large family bathroom with bath and walk in shower, alongside three well proportioned double bedrooms. The second floor benefits from a skylight landing, leading to a loft conversion with two double bedrooms, one ensuite, and excellent eaves storage. One room is currently a home office, the other a guest bedroom.

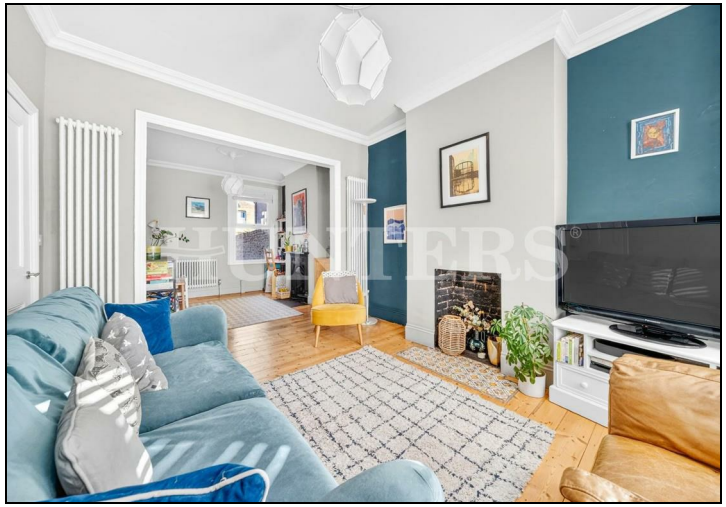
Just off Philip Lane N15, the property is close to outstanding Ofsted nurseries and primary schools, with Seven Sisters Underground, Bruce Grove Overground, and Tottenham Hale stations within walking distance. The 341 and 230 bus routes are less than 100 metres away.

The area also boasts independent cafés and eateries, as well as green spaces including Downhills Park, a 12 acre park with its own cafés, and Walthamstow Wetlands, Europe's largest urban nature reserve, perfect for walks and exploring.

A fantastic opportunity to acquire a spacious and well located family home in a highly sought after area.

## KEY FEATURES

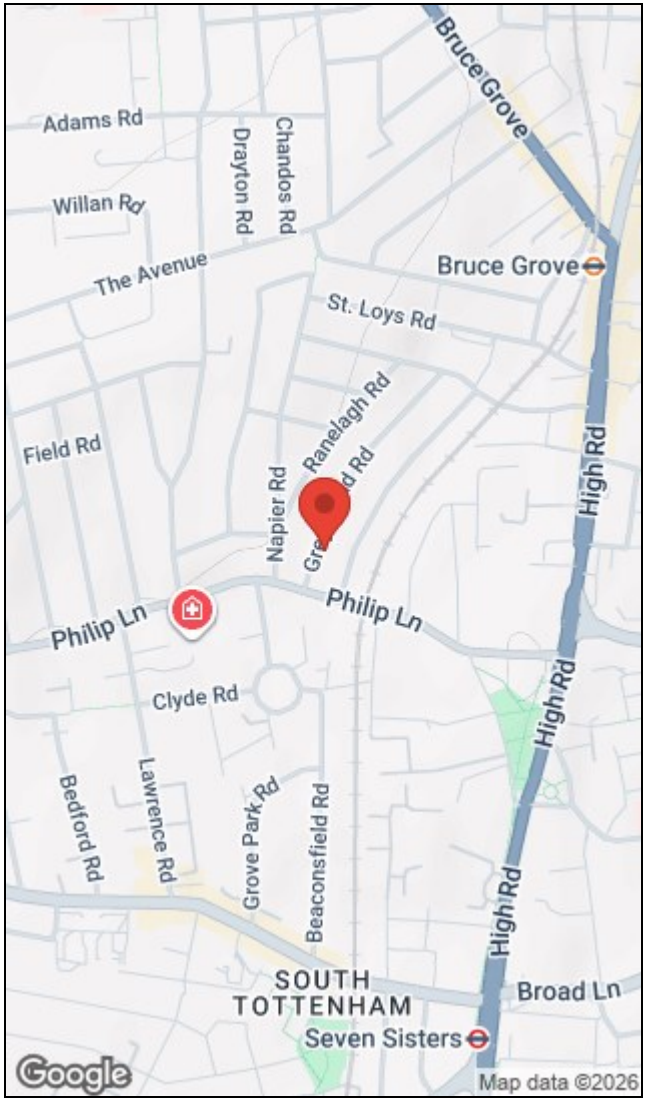
- Five double bedrooms
- Bright through lounge
- Large kitchen diner opening to garden
- Two bathrooms
- W/C on every level
- Near outstanding schools and Downhills Park
- Quiet spot just off Philip Lane N15
- Walk to Seven Sisters and Bruce Grove stations
- Southeast facing garden
- EPC rating - C

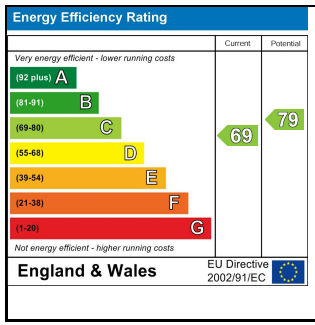


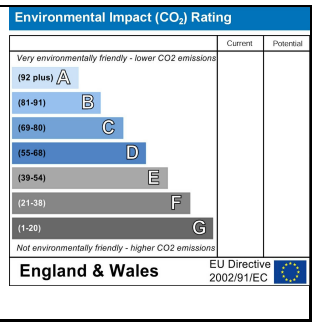
# Greyhound Road N17

**Approximate Gross Internal Area =** 1640 Sq Ft - 152.36 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.





284 High Road, Tottenham, London, N15 4AJ I 0208 261 7570
tottenham@hunters.com I www.hunters.com



This Hunters business is independently owned and operated by Alexander Williams Ltd : Registered Address: 284 High Road, London, England, N15 4AJ : Registered Number: 10411714 England and Wales : VAT No: 255 9446 70 with the written consent of Hunters Franchising Limited.