

**HUNTERS®**  
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# Siddons Road, London, N17

## Offers In The Region Of £700,000



Elegant three Bedroom End of Terrace Victorian Home

This charming end of terrace Victorian home offers generously proportioned and beautifully balanced living space, perfect for growing families or professional households.

Inside, you'll find two welcoming reception rooms, one featuring a stunning original fireplace. The second reception currently serves as a stylish dining room, ideal for hosting guests or family meals, and benefits from French doors leading to the garden. A ground floor cloakroom and handy built in storage provide practical convenience.

To the rear, a bright and well-appointed kitchen/diner forms the heart of the home ideal for both everyday living and entertaining. French doors open to a west-facing garden, which benefits from rare side access ideal for bringing in bicycles or larger items.

Upstairs, there are three spacious double bedrooms, one of which includes built-in wardrobes. A sleek and modern family bathroom serves the first floor, complemented by a convenient downstairs WC. The loft is accessible, offering additional storage or potential for conversion (subject to planning and usual consents).

The property retains elegant period features such as high ceilings and bay windows, while also benefitting from double glazed sash windows and a recently installed roof offering a perfect blend of character and modern comfort.

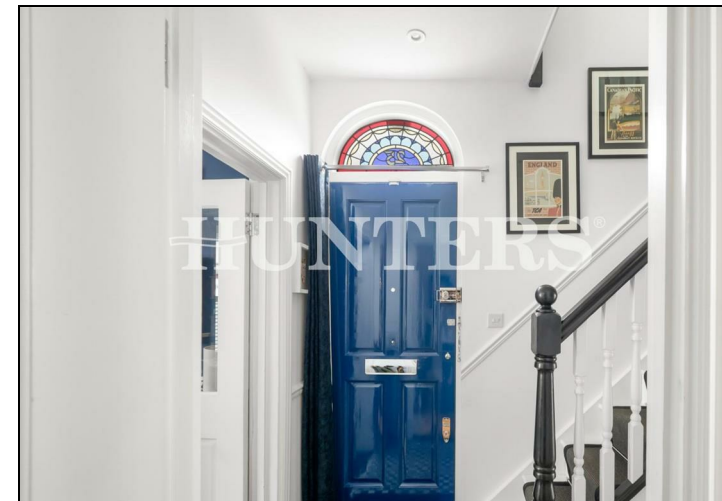
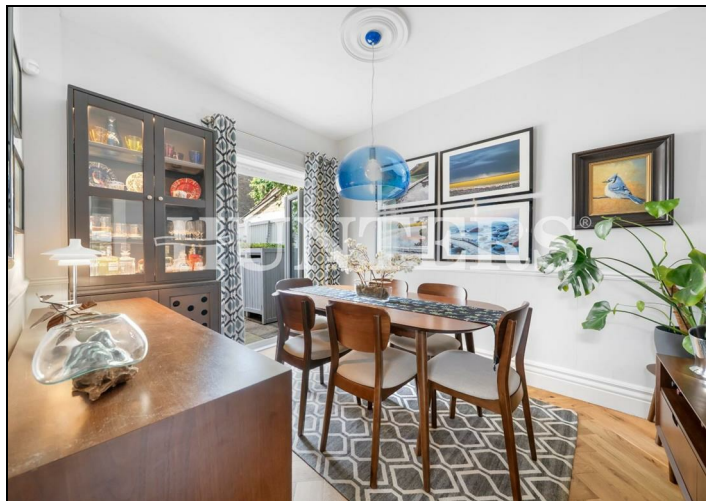
Located just moments from local parks, green spaces, and excellent transport links, this well-rounded home ticks all the boxes.



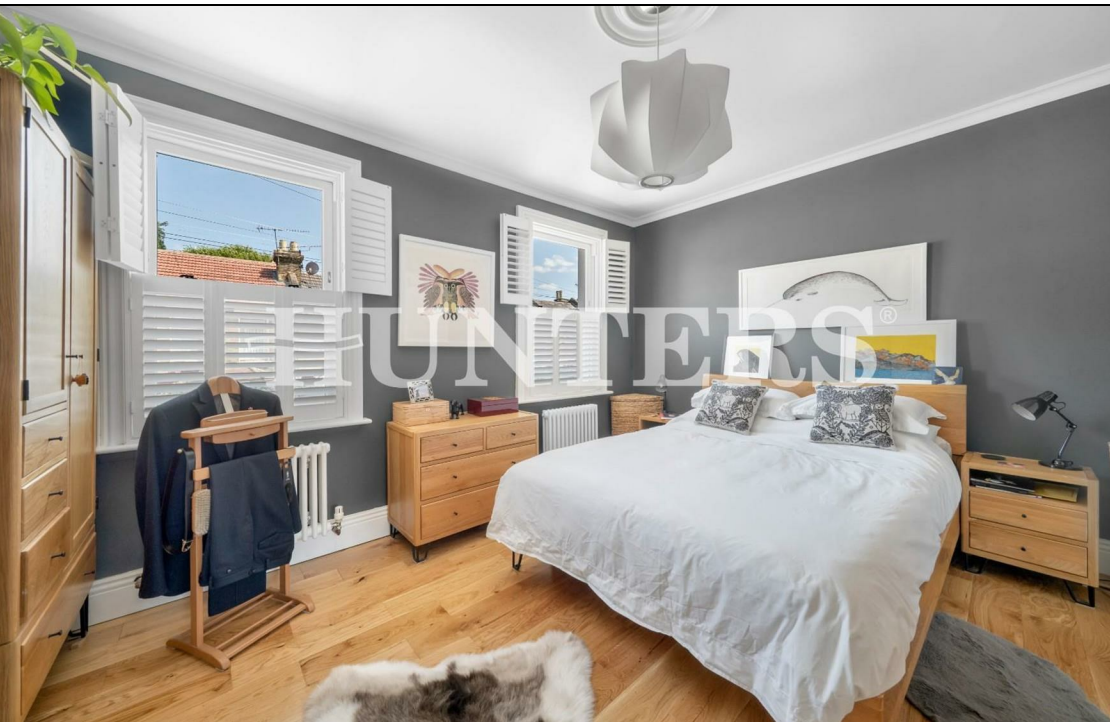


## KEY FEATURES

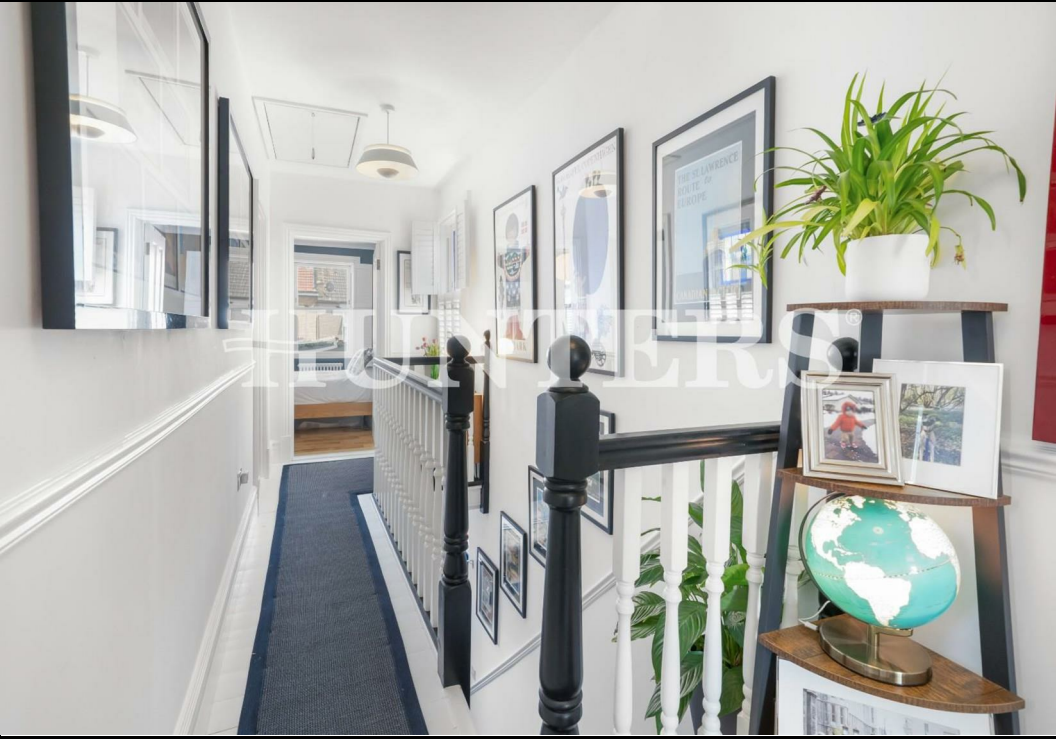
- Very well presented
- Three bedroom Victorian end of terrace
  - Side entrance
  - Two receptions
- Ground floor cloak room and first floor bathroom
  - West facing garden with side access
  - Chain free
- Hartington Park a stone throw away, the Tottenham Marshes are a short walk away
- Equidistant to Bruce Grove, Tottenham Hale and Northumberland Park
  - EPC rating C







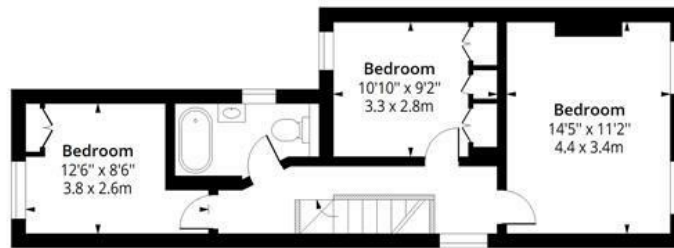






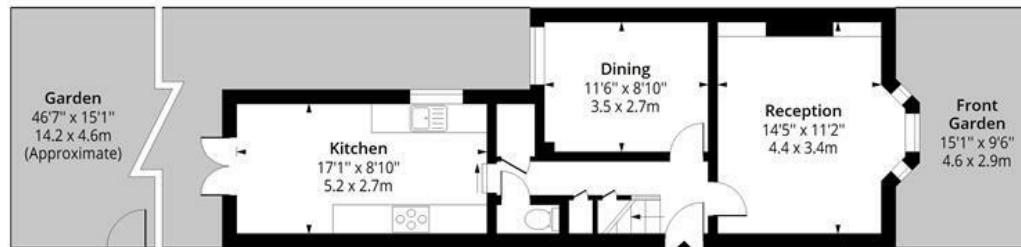
Siddons Road, N17

**Approximate Gross Internal Area = 1044 Sq Ft - 96.99 Sq M**



### First Floor

Floor Area 518 Sq Ft - 48.12 Sq M

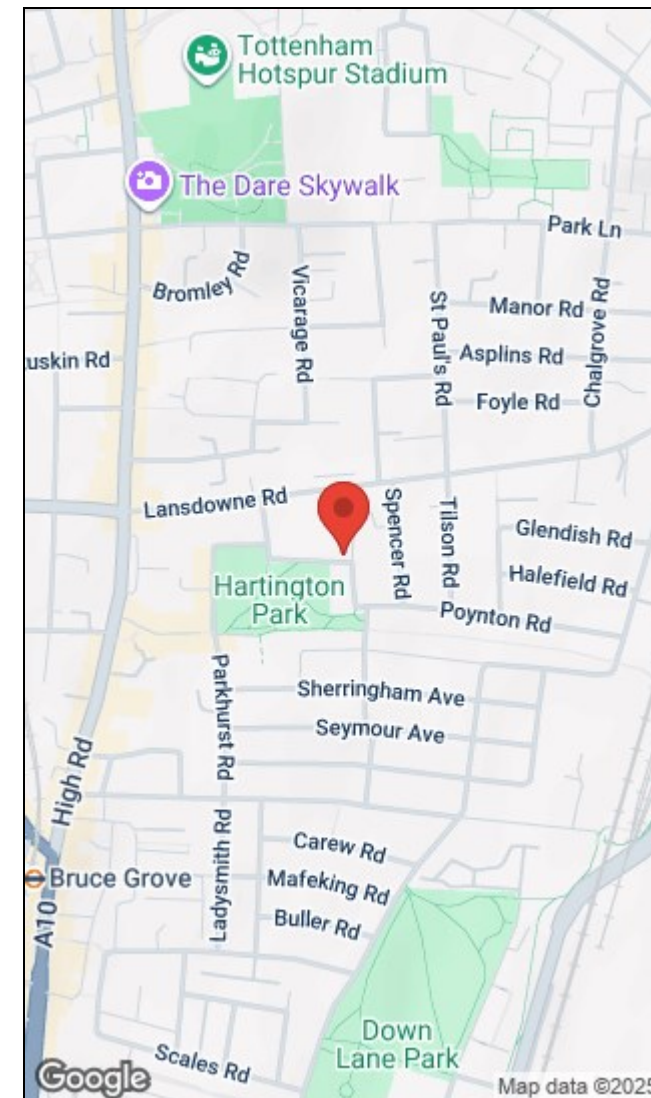




## Ground Floor

Floor Area 526 Sq Ft - 48.87 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	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	72	82	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 			<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 		

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