



HANDSWORTH ROAD, N17
£715,000 FREEHOLD

A THREE BEDROOM FAMILY HOME.

Harringay | 020 8800 5151 | harringay@winkworth.co.uk



DESCRIPTION:

Spanning 1,193 sq ft, this three-bedroom family home is ideally located on a sought-after road in the heart of N17.

The front of the house features a spacious reception room, with a second reception adjacent to it—offering the potential to knock through and create a through lounge.

At the rear, you'll find a generously sized kitchen with space for a dining table. The property has been extended to the side, adding a utility/lean-to space that is accessed from the reception. This area could be opened and transformed into a large open-plan kitchen diner, with the possibility of further expansion to the rear (subject to the usual consents). The ground floor also includes a convenient WC/shower room.

Outside is a 46ft west-facing garden—ideal for outdoor living and entertaining.

Upstairs, the first floor offers three spacious double bedrooms, along with a modern family bathroom. The loft space also provides conversion potential (subject to planning approval).

A short walk brings you to the award-winning Downhills Park and Lordship Recreation Ground, both featuring well-loved community cafés—perfect for family outings. In the surrounding area, you'll also find trendy spots like 'With Milk' for artisan coffee, The Palm for great ales and Sunday roasts, and Ten to One for late-night cocktails. Local highlights also include Tottenham Green Leisure Centre, the library, and the Bernie Grant Arts Centre.

For nature enthusiasts, Tottenham Marshes, the River Lea, and Walthamstow Wetlands are nearby, offering a peaceful escape from city life.

The house is within walking distance of two 'Outstanding' primary schools (Harris Academy Phillip Lane and The Willow) and several excellent nurseries, making it ideal for young families. A variety of local kids' activities and community groups are also available.

Transport links are excellent, with Seven Sisters Station just under 15 minutes away on foot, or one stop from Bruce Grove. From Seven Sisters, you can reach King's Cross in three Victoria Line stops or Oxford Circus in six. Overground trains provide a 20-minute journey to Liverpool Street and a 38-minute trip to Stansted Airport. Cycling into Central London is easy, thanks to the Cycle Superhighway (CS1) that connects Tottenham High Road to Liverpool Street.



