

The logo consists of a white outline of a house with a chimney, containing the text "MiHomes" in a white serif font.

MiHomes

134

— CHURCH ROAD —

Spacious family home with versatile accommodation, open-plan living and private rear garden.

Guide Price: £700,000

Arranged over three floors and extending to approximately 1,383 sq ft, this spacious and versatile family home offers well-balanced accommodation with an abundance of character and excellent living space throughout.



The ground floor comprises a welcoming entrance hallway leading to two generous reception rooms, offering flexible spaces for both relaxing and entertaining.

To the rear is a spacious open-plan kitchen/dining room with direct access onto the private rear garden, creating an ideal setting for family life and summer entertaining. A ground floor bathroom and separate WC add further practicality.

The first floor provides three well-proportioned bedrooms together with a contemporary family bathroom, whilst the second floor has been converted to create a substantial

principal bedroom with the added benefit of its own en-suite shower room, making it an ideal principal suite or guest accommodation.

Outside, the property enjoys a generous rear garden extending to approximately 30 ft, offering a private outdoor space with plenty of room for seating, dining and planting. There is also an attractive front garden, enhancing the property's kerb appeal.

This is a fantastic opportunity to acquire a sizeable family home that offers flexible accommodation in a well-connected North London location.





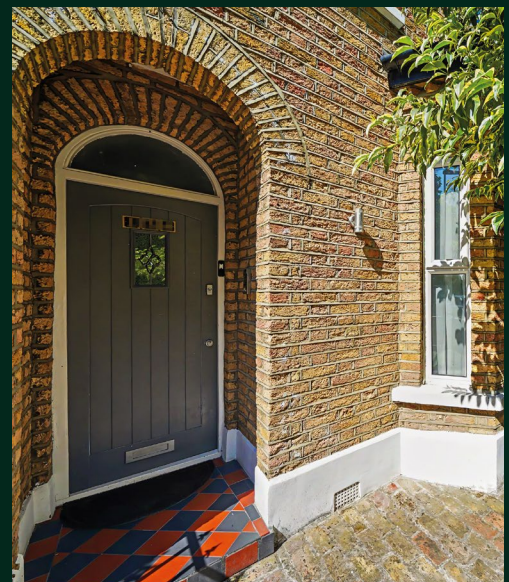
Location

Church Road enjoys a convenient position within the heart of Tottenham, offering an excellent selection of local shops, cafés, supermarkets and everyday amenities. The area has seen significant investment in recent years and continues to grow in popularity with families and commuters alike.

The property is well placed for a number of highly regarded schools, including Belmont Infant School, St Francis de Sales Catholic Junior School, The Devonshire Hill Nursery & Primary School, and The College of Haringey, Enfield and North East London, with a range of further primary and secondary schools nearby.

For commuters, Bruce Grove Overground Station and White Hart Lane Station are both close, providing regular services to London Liverpool Street. Seven Sisters Station (Victoria Line and Overground) and Tottenham Hale Station (Victoria Line, National Rail and Stansted Express) are also easily accessible, offering fast connections into the City, the West End and beyond.

Residents can also enjoy nearby green spaces including Lordship Recreation Ground, Downhills Park and Markfield Park, while the vibrant amenities around Tottenham Hotspur Stadium, including restaurants, cafés and leisure facilities, are just a short distance away.



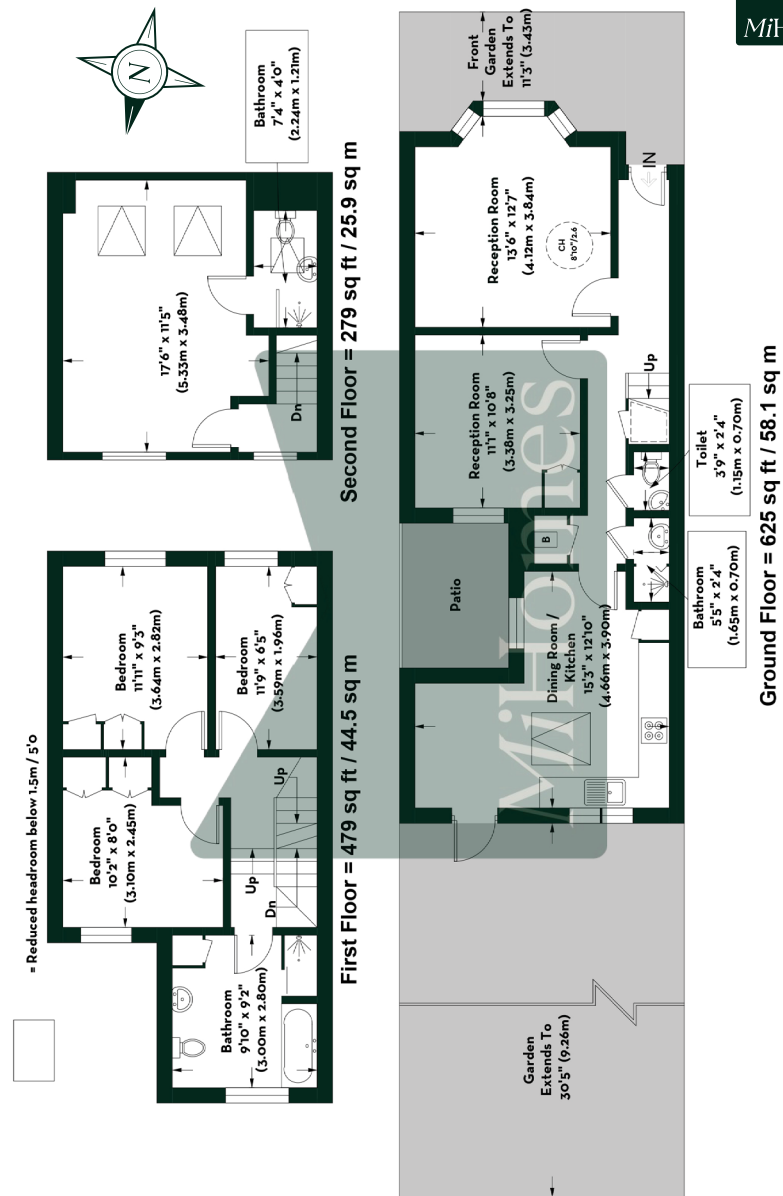
Floorplan:

134 Church Road, London, N17 8AJ

- Freehold
- EPC rating: C
- Council Tax Band: Band E
- Approx. Gross internal floor area: 1377 sq.ft / 127.9 sq.m
- Reduced head height: 6 sq.ft / 0.6 sq.m
- Total: 1383 sq.ft / 128.5 sq.m

Property overview:

- Five bedroom terraced family home
- Arranged over three spacious floors
- Approximately 1,383 sq ft (128.5 sq m)
- Bright front reception room with bay window
- Spacious kitchen/dining room
- Separate ground floor WC
- Private patio leading to approximately 30ft rear garden
- Loft conversion providing additional bedroom and bathroom
- Excellent transport links and local amenities nearby



This plan is for layout purposes only, not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID: 1315154)

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9 Onslow Parade, Hampden Square, Southgate, N14 5JN



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