



*12 wimborne road,  
tottenham, n17 6hl*



two reception  
rooms



three  
bedrooms



period  
features



prime  
location



chain  
free



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*a wonder on wimborne  
sought-after 3 bedroom family home*

**£600,000**  
*guide price*



a well-presented, three-bedroom, two reception, terraced home, situated in a prime location, with access to bruce grove station from just a 10-minute walk. the home itself has been well maintained throughout, with the addition of highly sought-after period features including a fireplace.

*description*

the property is ideal for investment, as well as a family home, due to the prime location and scope for extension, whether it's to add value, or simply create extra living space for a large or growing family, this provides an excellent opportunity.



this home boasts further benefits, such as two spacious reception rooms (one of which provides direct access into the garden) a fully integrated kitchen at the rear, and ample storage space throughout.



three large double bedrooms occupy the first floor, in addition to a separate w/c and shower room which have been fitted with chrome fixtures. the windows are double glazed throughout, improving the home's general security and insulation, coupled with gas central heating flowing through the property.



## *location*

wimborne road is situated in a superb location, located just a short walk to bruce grove station, as well as being just over a mile away from seven sisters station, which offers great links into central locations such as kings cross st pancras (from 10 minutes).

the north circular road can be reached within a 7-minute drive which provides direct access into the capital. otherwise, the a10 is also easily accessible from the property. the m25 is also within easy reach being from just a 15 minutes' drive away.

many local amenities can be found via tottenham high road, offering an array of coffee bars, clothing shops, a leisure centre which includes a swimming pool, restaurants and supermarkets alike.

an abundance of greenery can be found in the many local parks that are nearby, with both downhill park and the lordship recreational ground being the two most convenient options, as both share a combined total of 79 acres for the public's enjoyment. downhill park hosts many recreational spaces, such as a rose garden, tennis court and a basketball court.

education in the area is also a huge factor in its popularity. seven sisters, earlsmead and welbourne primary schools are nearby, with gladesmore community school and duke's aldrige academy being just a short drive/bus journey away.

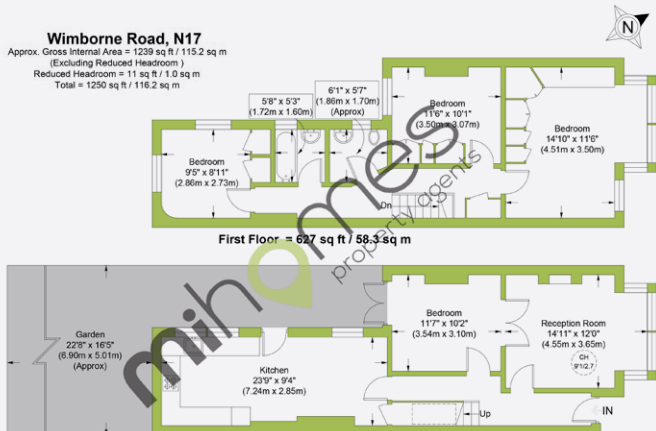
*overview*

chain free	two reception rooms
three bedrooms	prime location
terraced	nearby to excellent transport links
period features	close to a number of open green spaces
epc rating: e	
council tax band: d	

*a message from the sellers*

"four generations have lived in and loved this house for 45 years; it has always been at the centre of our family. the large kitchen especially is great for cooking and socialising together. we enjoyed the benefits of the 2nd reception room, using it as a guest bed/playroom when we were blessed with grandchildren and great grand children. we have had the same neighbours for decades, and tottenham has an energy and sense of community which always warms us. my wife was pregnant with our youngest when we moved in and it meant the world to us to have our own home. that it also had the solidity and beautiful period features of a victorian house was a wonderful bonus. we maintained it with pride and loving care from that very day. now a retired widower, i am downsizing and want to offer another family the chance to live in this lovely space. i wish you as many years of comfort, happiness and love here."

*floorplan*



*we would love to help you make this dream a reality. let's talk.*



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