



## 13 Malvern Road, London, N17 9HH £625,000













This immaculately presented three-bedroom home is ideally situated just a five-minute walk from Tottenham Hale station, providing excellent transport links and a beautifully updated interior.

Recently refurbished throughout, the property benefits from a complete repaint and a stylish new bathroom suite installed in 2023. The extended kitchen is well-equipped with a full range of wall and base units, offering generous storage for both large appliances and everyday essentials — perfect for home cooks. The current layout also includes a ground floor bathroom, accessed via the side return, which is currently used as a utility ideal for remote working.

- CLOSE TO TOTTENHAM HALE TUBE STATION
- ATTRACTIVE OPEN PLAN LIVING ROOM
- 50FT WEST FACING GARDEN
- GROUND FLOOR BATHROOM/UTILITY ROOM
- CHAIN FREE SALE.

- 3 DOUBLE BEDROOMS
- EXTENDED KITCHEN
- MODERN FIRST FLOOR SHOWER ROOM **INSTALLED 2023**
- QUIET RESIDENTIAL SIDE TURNING
- OFF STREET PARKING POTENTIAL





