



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 room but could be reinstated as a full bathroom with a bathtub if desired. A versatile adjoining space is currently set up as a dedicated home office, 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

