



**Rivulet Road, London,**  
Offers Over: £550,000

**Bairstow**eves



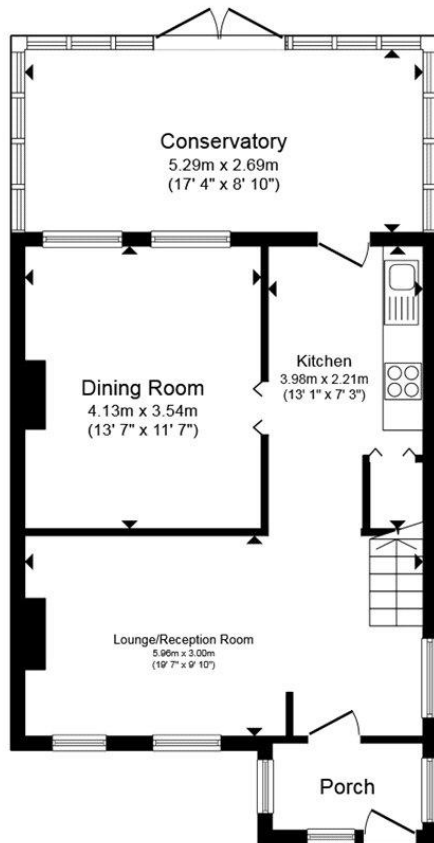




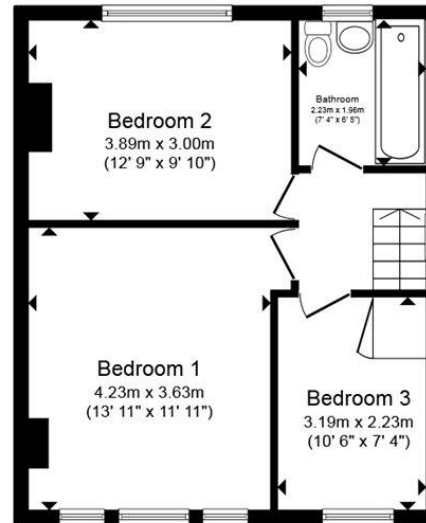
This well-proportioned three bedroom home offers generous, versatile and increasingly rare potential, with accommodation arranged across two floors and complemented by a substantial wrap around driveway providing excellent off street parking. The ground floor features a bright lounge/reception room, a separate dining room and a well arranged kitchen leading to a conservatory, offering flexible living and entertaining space. The original garage has been thoughtfully converted into two additional rooms, ideal for use as a home office, studio, playroom or storage. A standout feature of the property is the parcel of land to the side, which subject to planning permission offers significant scope to extend, redevelop or potentially create an additional dwelling, making this an exceptional opportunity for buyers seeking both a comfortable home and a project with long term value. A separate outbuilding to the rear provides further flexibility for workshop, storage or hobby use. With its practical layout, generous plot and clear potential to enhance, the property will appeal strongly to families, developers and buyers looking for a home with possibilities.

Rivulet Road enjoys a convenient and well connected position within N17, placing residents within easy reach of Tottenham's growing selection of shops and amenities, cafés, supermarkets and everyday conveniences. Transport links are excellent, with nearby stations providing access to the Victoria Line, London Overground and National Rail services, ensuring swift travel into Central London and beyond. Local bus routes and strong road connections, including the A10 and A406, offer further convenience for commuters. The area is also well served by nearby parks and green spaces, including the expansive Tottenham Marshes and the Lea Valley, offering opportunities for walking, cycling and outdoor leisure. With its blend of accessibility, community appeal and future development potential, the location complements the property perfectly for a wide range of buyers.

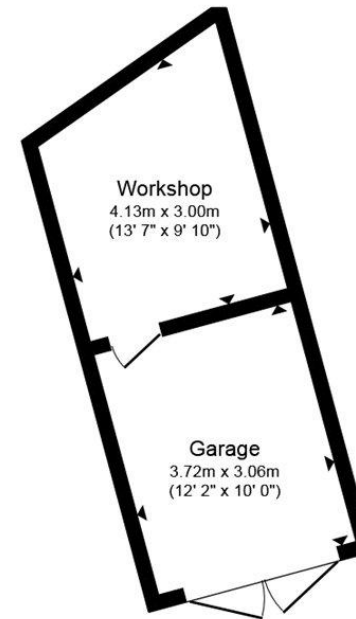




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 127.8 m<sup>2</sup> (1,376 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)





Council Tax Band: **D**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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