



**ABSOLUTE**  
PROPERTY

Sopers House, Soper Road, Cuffley EN6 4RY

☎ 020 8882 8156 📠 020 8882 8155

✉ info@absolutepropertyagents.com

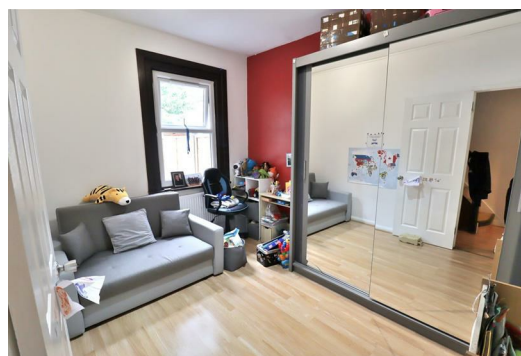
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**48 Durban Road, London  
N17 8EE**

**Price Guide £479,950**

Absolute property are delighted to offer this three bedroom terraced family home located within walking distance to White Hart Lane station. The property is well maintained throughout and benefits from two spacious reception rooms, a fitted modern kitchen, access to a private south facing rear garden and downstairs W/C. Upstairs the property offers two double bedrooms and one single bedroom as well as a family bathroom. Viewing is highly recommended.





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N17 8EE**

**1st Reception Room**

12'8" x 10'6" (3.88 x 3.21)

Laminate flooring throughout, radiator, double glazed window to front

**Kitchen**

42'0" x 14'9" (12.805 x 4.515)

Range of eye and base level units, tiled flooring, built in oven and gas hob, plumbing for washing machine, stainless steel sink with mixer tap, doorway leading to downstairs WC with direct access into the garden

**2nd Reception Room**

11'2" x 8'8" (3.415m x 2.663)

Laminate flooring, radiator, double glazed window to the rear.

**Downstairs WC**

3'9" x 3'2" (1.154m x 0.968)

Tiled flooring, mixer tap, double glazed window to side

**Bedroom 1**

14'2" x 11'1" (4.332m x 3.390m)

laminate flooring ,radiator, double glazed window to front

**Bedroom 2**

9'1" x 8'4" (2.775 x 2.543)

Laminate flooring, radiator, double glazed window to rear.

**Bedroom 3**

8'8" x 7'11" (2.665m x 2.434m)

Laminate flooring, radiator, double glazed window to rear

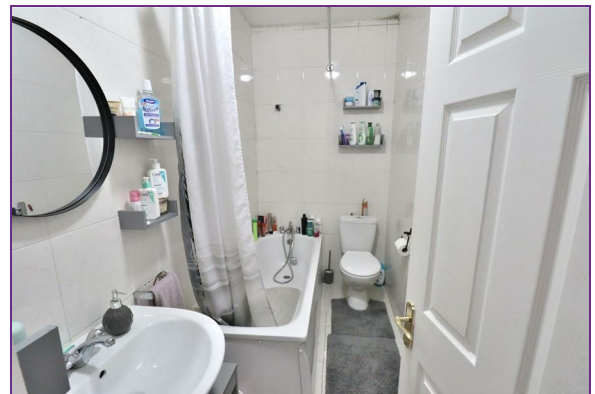
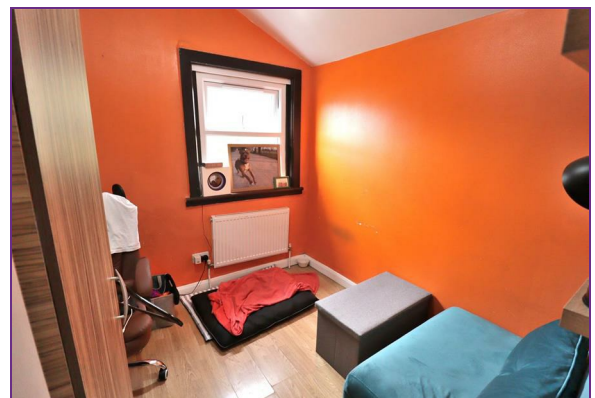
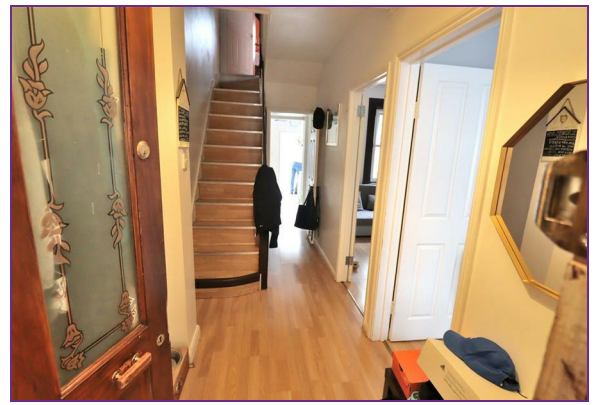
**Bathroom**

8'9" x 4'6" (2.668 x 1.375)

Tiled bathroom with

**Garden**

Approximately 30ft



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
60	60	B	B
55	55	C	C
50	50	D	D
45	45	E	E
40	40	F	F
35	35	G	G

For more information, visit [www.gov.uk/energy-efficiency](http://www.gov.uk/energy-efficiency)

England & Wales EPC Director 2020/01/01