



GREAT CAMBRIDGE ROAD, LONDON, N17

Available for sale is this spacious, 1930's three-bedroom, terraced house. Having recently been redecorated internally, the property comprises two receptions, fitted kitchen, three bedrooms, family bathroom and a huge 110ft rear garden and presents itself as a perfect family home, but also offers great potential to extend on the ground floor and also up into the loft.

It is conveniently situated near to excellent transport links, the A10 dual carriageway and A406 North Circular Road, with reputable schools and local amenities close-by and is within 15 minute walk to White Hart Lane British rail station.

The property is also an ideal investment opportunity and can be offered Chain Free.



ACCOMMODATION

* ENTRANCE HALL * FRONT RECEPTION * REAR RECEPTION * KITCHEN * 3 BEDROOMS *
FAMILY BATHROOM * 110FT REAR GARDEN *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £500,000 FREEHOLD

ENTRANCE HALL 14'2" x 6'0" (4.34m x 1.84m)
Neutrally decorated with grey walls, white woodwork and grey laminate flooring.



RECEPTION 1 13'6" x 11'8" (4.14m x 3.58m)
Double glazed window to front with double radiator beneath and neutrally decorated with white walls, woodwork and grey laminate flooring.



RECEPTION 2 13'5" x 10'2" (4.11m x 3.12m)

Currently used as a bedroom with double glazed patio doors to the garden, decorated with magnolia walls, white woodwork and oak effect laminate flooring.



KITCHEN 10'4" x 7'0" (3.15m x 2.14m)

Galley style kitchen with white wall & base units along both sides, tiled splashback and grey worktops with integrated electric oven, hob & extractor hood. There is a double glazed window and door to the garden. Combination boiler



BEDROOM 1 13'8" x 11'3" (4.17m x 3.44m)

**Double glazed window to front with double radiator beneath and neutrally decorated with light grey walls, white
woodwork and grey laminate flooring.**



BEDROOM 2 13'5" x 11'3" (4.11m x 3.44m)

**Double glazed window to rear with double radiator beneath and neutrally decorated with light grey walls, white
woodwork and oak effect laminate flooring.**



BEDROOM 3 8'2" x 6'5" (2.50m x 1.98m)

Double glazed window to front with double radiator beneath and neutrally decorated with light grey walls, white woodwork and oak effect laminate flooring.



BATHROOM

Recently refurbished bathroom, tiled to 2 walls behind the white bath suite with grey subway tiles. There is a full size bath with mixed tap & shower attachment, pedestal handwash basin and wc. Window to the rear and heated towel radiator and grey laminate flooring. The corner cupboard has been plumbed for washing machine and tumble dryer.



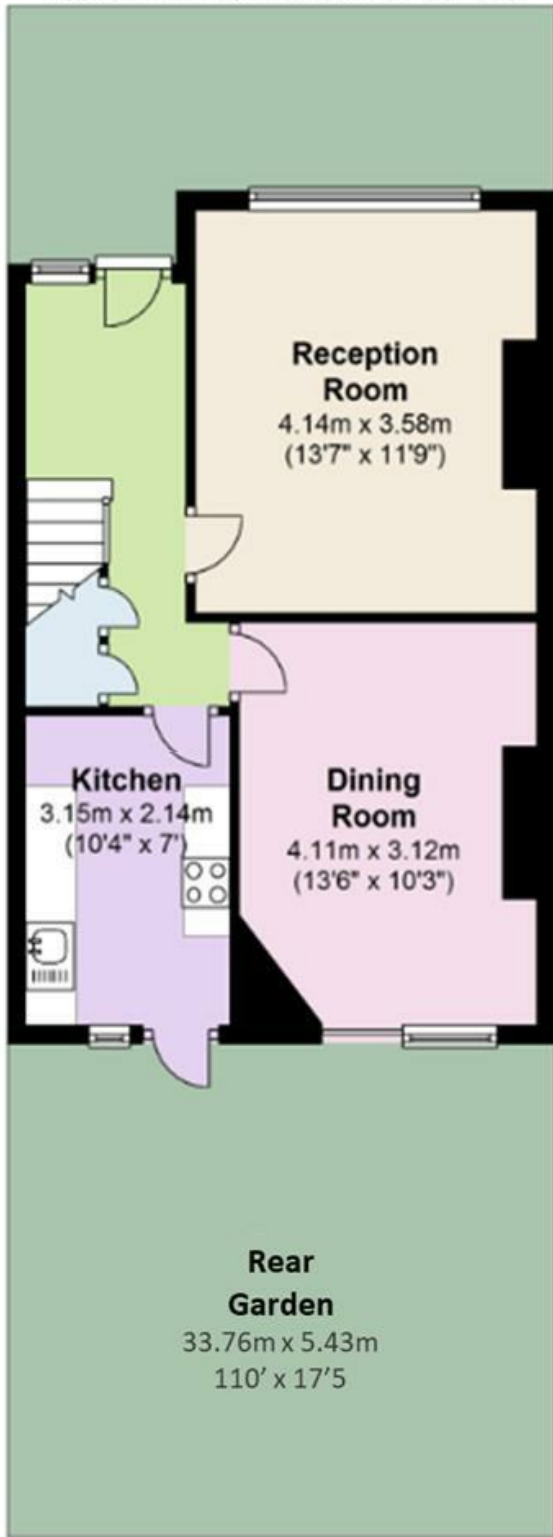
GARDEN 110'0" (33.53m)

There is a long 110ft garden to the rear, partly paved and partly lawn.



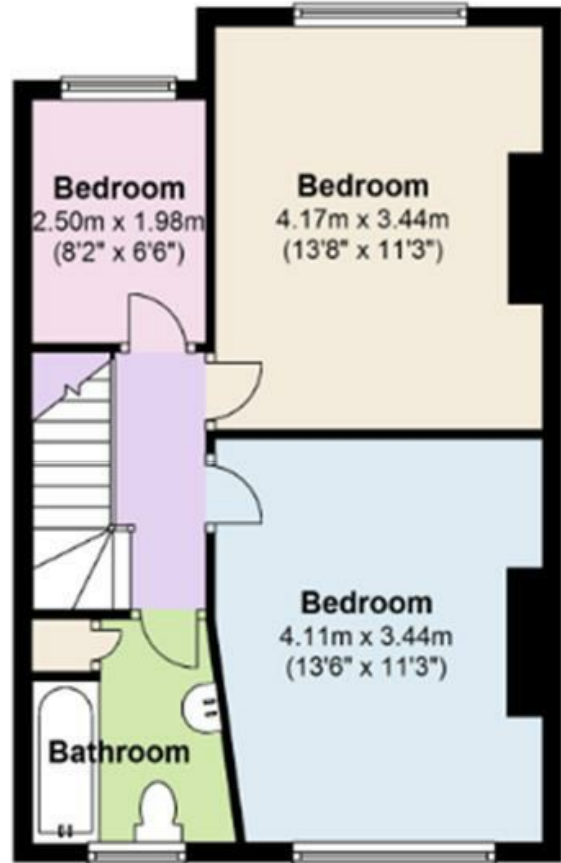
Ground Floor

Approx. 42.1 sq. metres (453.7 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



Great Cambridge Road, N17

Total area: approx. 84.5 sq. metres (910.0 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.