



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 2  1  2  B

HERE TO GET *you* THERE

# Fairbourne Road, London

## Guide Price £550,000



The viewing schedule will be as follows:

- Saturday, 11th of May, 11am-1pm
- Wednesday, 15th of May, 4.30pm - 6pm
- Saturday, the 18th of May, 11am-1pm
- Monday, the 20th of May, 3.30pm - 5pm

This delightful house boasts a warm and inviting ambiance with two reception rooms, two cosy bedrooms, and a modern bathroom. The presence of a downstairs toilet adds an extra touch of practicality to this lovely home. The property, built post-1914, exudes character and charm while offering ample space for a small family or those in need of a guest room or home office.

One of the standout features of this lovely house is its west-facing garden. Imagine basking in the afternoon sun, enjoying a cup of tea in your own private outdoor oasis. Whether you have a green fingers or simply enjoy al fresco dining, this garden is the perfect spot to unwind and relax.

Stepping inside, you'll be greeted by the original features that add a touch of elegance and nostalgia to the house. From intricate cornices to beautiful fireplace mantels, each detail tells a story of the home's heritage.

Additionally, this property is equipped with solar water heating, a fantastic eco-friendly feature that not only helps reduce your carbon footprint, but also saves you money on energy bills. Embrace sustainable living while enjoying the convenience of a modern home.

Fairbourne Road is not just an address, it's a lifestyle. Located in the heart of London, you'll have easy access to all the amenities, entertainment, and cultural experiences this vibrant city has to offer. Whether you're looking for a peaceful sanctuary to call home or a convenient base to explore the city, this house has it all.

Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful abode. Contact us today to arrange a viewing and take the first step towards owning your dream home in London!

This property is chain-free

EPC rating: B



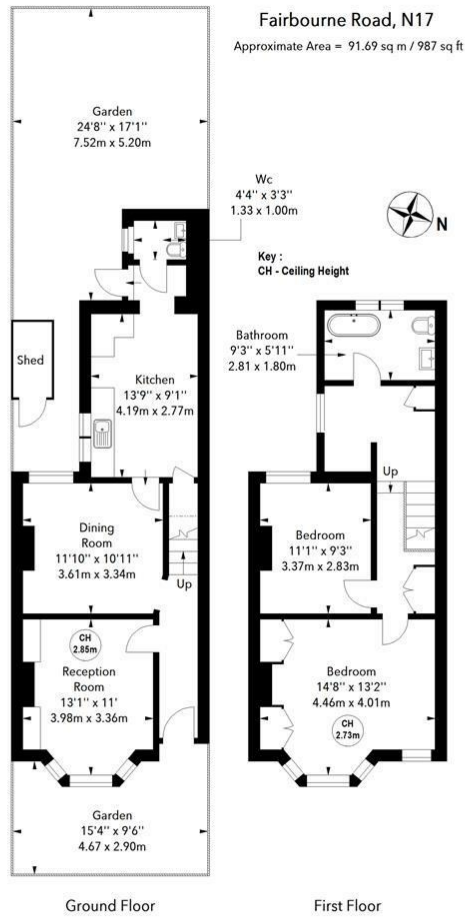
## KEY FEATURES

- Two Bedroom Victorian House
  - Two Receptions
  - Fitted farmhouse Style Kitchen
  - West Facing Garden
- Lordship Recreation Ground and Downhill Park Open Spaces
  - Tottenham Green Leisure centre
- Seven Sisters Tube And British Rail (Victoria Line Zone 3)
  - Solar water heating & Solar photovoltaics
  - Chain Free
  - EPC Rating C



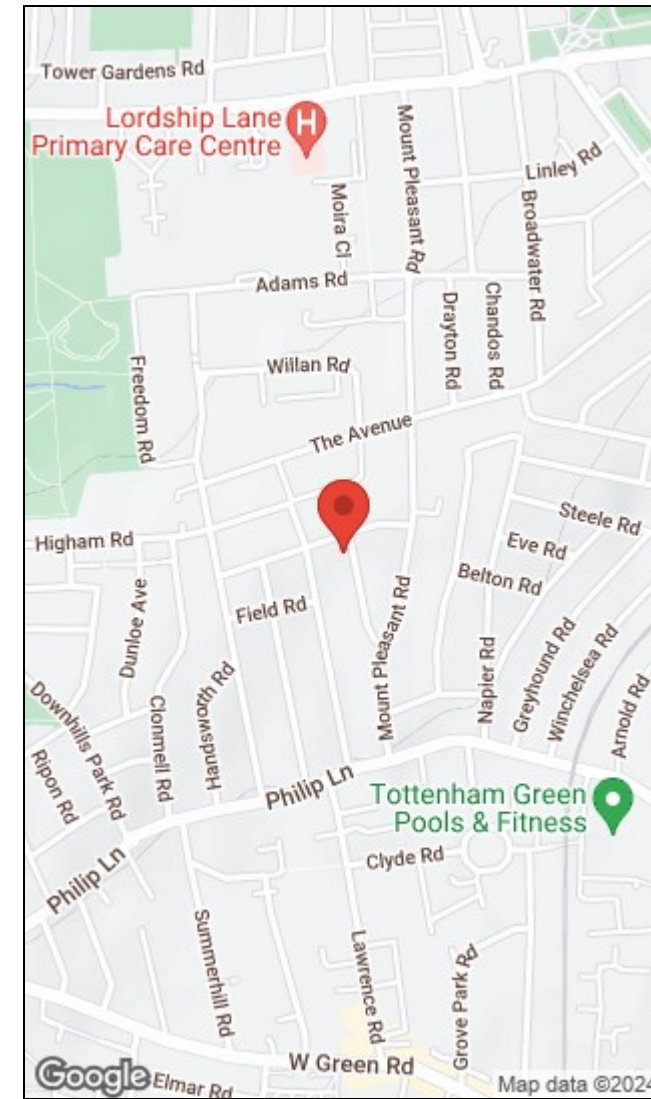






Copyright **HUNTERS**  
HALL & CO. LTD 2008

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



Energy Efficiency Rating	
Current	Potential
86	91
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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

284 High Road, Tottenham, London, N15 4AJ | 0208 261 7570  
tottenham@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Alexander Williams Ltd ; Registered Address: 284 High Road, London, England, N15 4AJ ; Registered Number: 10411714 England and Wales ; VAT No: 255 9446 70 with the written consent of Hunters Franchising Limited.