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# Mansfield Avenue, London, N15

## Guide Price £575,000



Three bedroom 1930s mid-terrace home boasts a spacious hallway, with the kitchen conveniently located directly opposite, leading out to a generous 50 ft garden. The garden is also accessible through the second reception room, while the first reception serves as a separate drawing room.

Upstairs, the property offers two double bedrooms, and a well-proportioned single bedroom, and a family bathroom.

There is potential for a loft conversion and rear extension, (subject to the usual consents).

#### Location:

Within walking distance, you will find outstanding schools, including the popular primary schools such as Crowlands, Harris Academy and the Willow with St Ann's CE Primary School and the St John Vianny offering the parochial school option. There is also Gladesmore Secondary school, which is also rated as outstanding.

The award-winning Downhills Park and Chestnuts Park are also nearby, offering green spaces and charming cafés like Neri, Folks & Green and the Banc Restaurant, perfect for a relaxing weekend stroll or brunch. The neighbourhood is known for its vibrant and culturally rich community.

Mansfield Avenue provides convenient access to a variety of transport options, including Seven Sisters (Victoria Line, Zone 3), South Tottenham BR, Tottenham Hale (Victoria Line and Stansted Express), and Turnpike Lane (Piccadilly Line). Additionally, bus routes from either end of the street provide easy access to Central London as well as linking you to the A10 highway and the A406.

For those seeking vibrant nearby neighbourhoods, Green Lanes Harringay, Stoke Newington Church Street, and Crouch End are easily accessible by public transport. Major shopping hubs such as Wood Green and Tottenham Hale are also within close reach.

This property presents an excellent opportunity for families, with green spaces, top-rated schools, and local cafés all on your doorstep.

#### Agent Note:

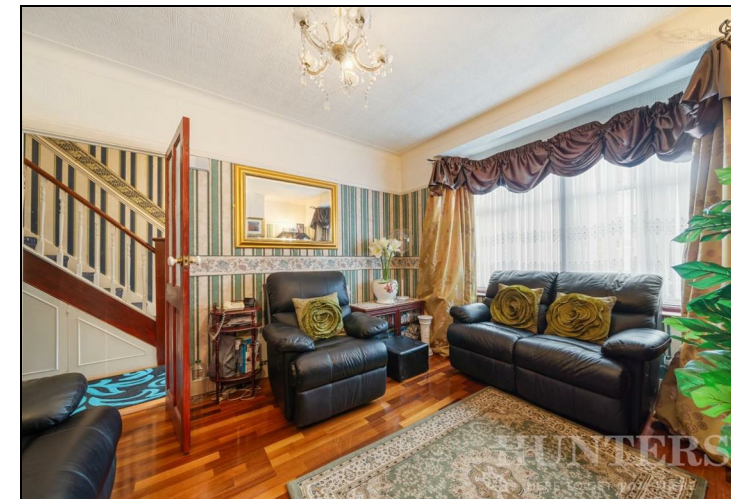
The sellers have indicated a preference for first-time buyers or chain-free buyers.



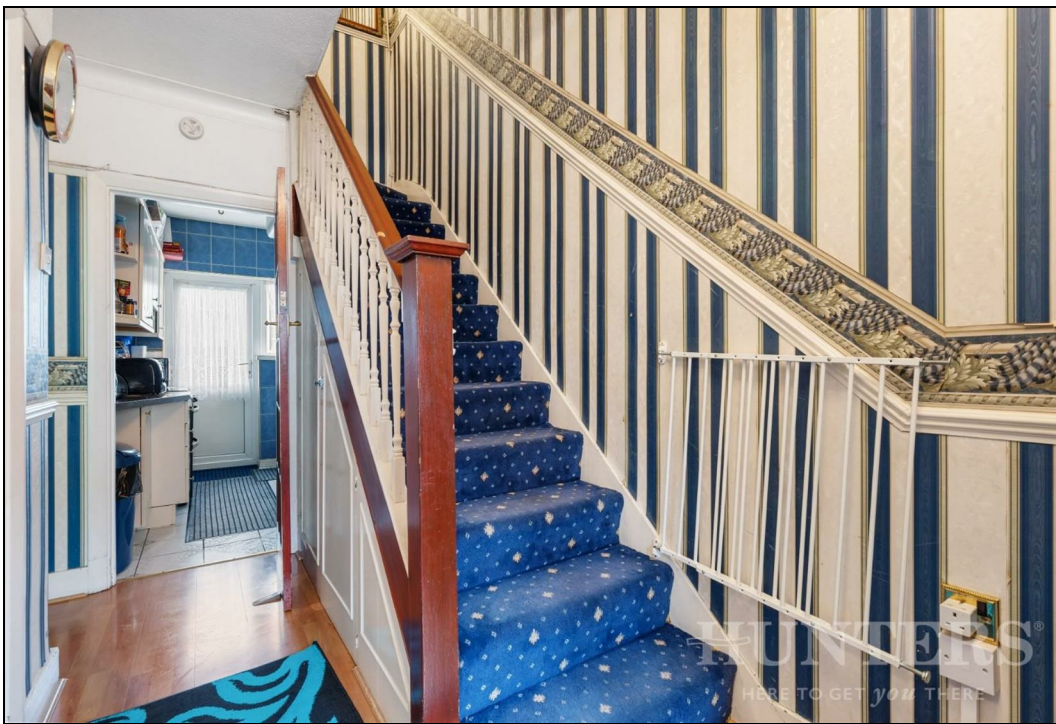


## KEY FEATURES

- Three bedroom 1930's house
- Two reception Rooms
- First Floor Bathroom
  - 50 Ft Garden
- Award Winning Downhills Park
- Seven Sisters Underground (Victoria Line)  
And Turnpike Lane Underground (Piccadilly  
Line)
  - EPC Rating D





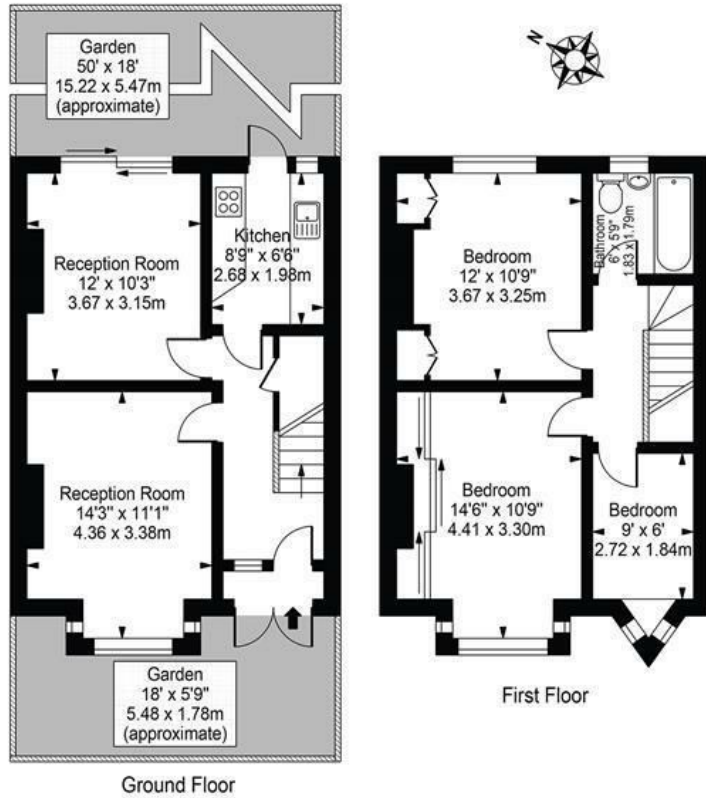






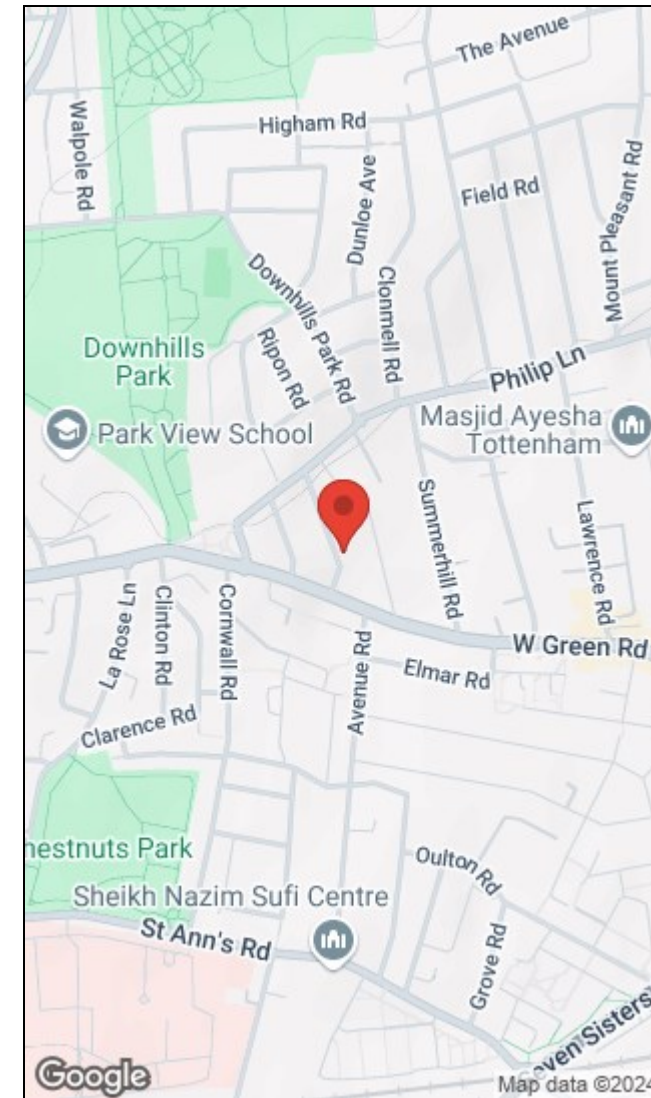
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Approx. Gross Internal Area 894 Sq Ft - 83.08 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>81</b>	<b>62</b>		
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales

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