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HERE TO GET *you* THERE

Halefield Road, London

Asking Price £500,000



Beautifully Presented Two-Bedroom Cottage

This delightful two-bedroom cottage is the perfect opportunity for first-time buyers, young professionals, or small families looking to step onto the property ladder. Offering a harmonious blend of space, comfort, and convenience, this home is sure to impress.

The property features two generously sized double bedrooms, providing ample space and versatility. The open-plan living area exudes warmth and charm, making it ideal for entertaining guests or enjoying relaxed evenings at home. A charming fireplace serves as a focal point, adding character and a cozy touch to the space.

The kitchen is both stylish and practical, thoughtfully designed to cater to all your culinary needs. A modern bathroom ensures comfort and convenience for both residents and visitors.

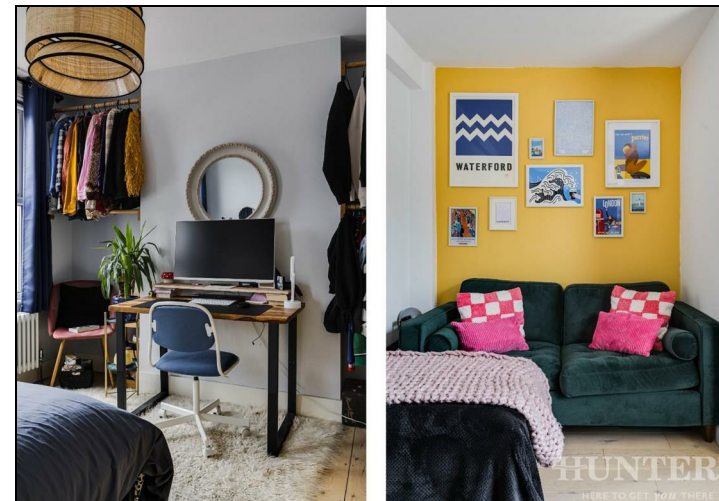
The 47 ft garden offers a private outdoor retreat, perfect for relaxing, gardening, or enjoying al fresco dining.

Located in a sought-after area near Tottenham Hale (Victoria Line) and Northumberland Park Station, commuting across the city is effortless. Additionally, the stunning green spaces of Tottenham Marshes are just a short walk away, perfect for leisurely strolls and outdoor activities.



KEY FEATURES

- Refurbished to a high standard.
- Two double bedrooms
 - Freehold
- Open plan kitchen and living area
- Great first time home
- Close to amenities
- Close to Tottenham Hale underground (Victoria line)
- EPC Rating D







Halefield Road, N17

Approximate Area = 62.24 sq m / 670 sq ft

Garden

47'8" x 13'11"

14.53m x 4.25m

Bathroom

8'9" x 6'7"

2.67m x 2.00m

Utility

Kitchen

13'1" x 10'4"

3.99m x 3.14m

Reception Room

13'1" x 10'4"

3.99m x 3.15m

Patio

13'7" x 11'9"

4.14m x 3.58m

Bedroom

10'5" x 10'2"

3.17m x 3.09m

Bedroom

13' x 10'5"

3.97m x 3.18m

CH - Ceiling Height

2.44m

First Floor

Ground Floor

Key :
CH - Ceiling Height

Disclaimers

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The Property Ombudsman

APPROVED CODE
TRADING STANDARDS UK

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A Google Map of the Halefield Road, N17 area. The map shows Halefield Road running horizontally, with a red pin marking a location. Surrounding streets include Vicarage Rd, St Paul's Rd, Asplins Rd, Foyle Rd, Chalgrove Rd, Shelbourne Rd, Poynton Rd, Sherringham Ave, Seymour Ave, Carew Rd, and Watermead Way. Landmarks include Lea Valley Primary School, Northumberland Park, Harris Academy Tottenham, and Down Lane Park. The River Lea is visible on the right side of the map. Map data is dated ©2025.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	61		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		