



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

3 1 2 D

# Thackeray Avenue, London

Asking Price £550,000



Located in a quiet neighbourhood nearby parks and schools and only 8 miles to the centre of London for an effortless commute, this house is ready for you to move right in.

Full of ornate vintage details, sunlight, and hardwood flooring, adding a touch while also offering easy care and durability flows throughout the main entertaining area, welcoming guests into your home.

The kitchen has been updated with modern light fixtures and wood counters, stainless steel appliances, a gas range stove top, and plenty of cabinet space for storage. Bathroom on the ground floor. Head outdoors to the private fenced-in garden that's perfect for entertaining guests during the warmer months. The patio space outside allows for seating and grilling the ideal place to start your day with a cup of coffee!

Additional amenities include well-appointed bedrooms, a full dining area, and ample storage space - a rarity in the city! Tottenham is calling and ready to welcome you home!

Chain Free!





## KEY FEATURES

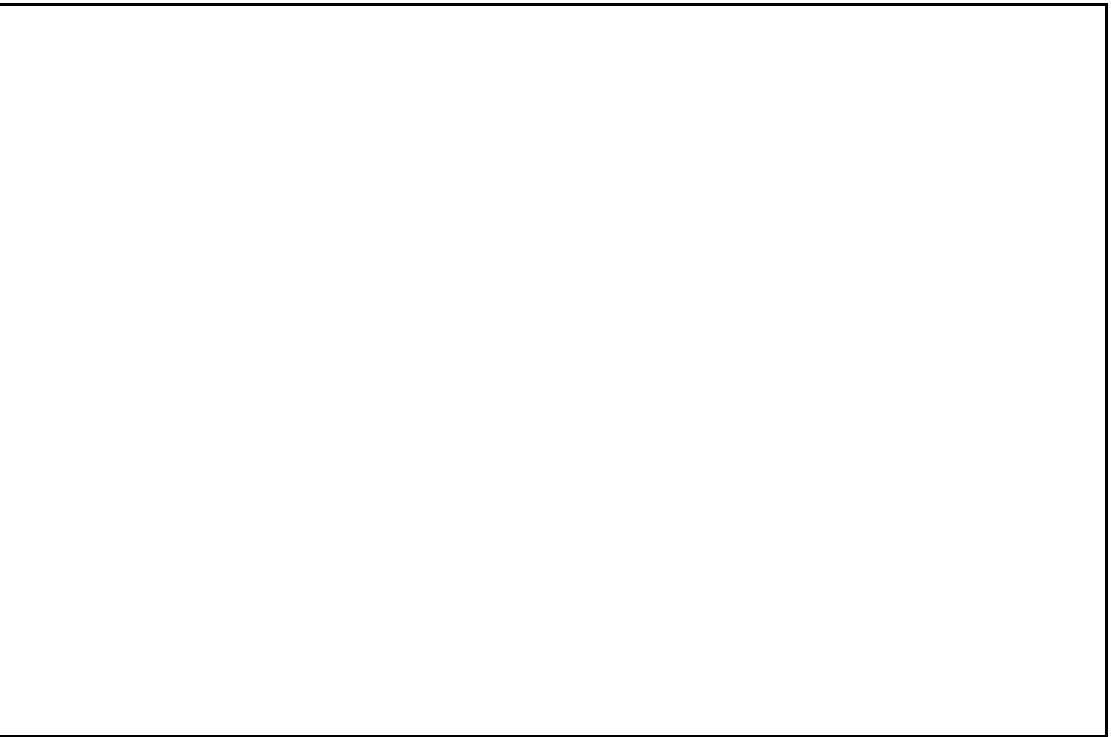
- Three bedroom house
  - Good conditon
  - Fitted kitchen
- Ground floor bathroom
  - Stansted Express
- Tottenham Hale (Victoria Line) BR
  - Bruce Grove Overground
    - Chain free
    - EPC Rating: D









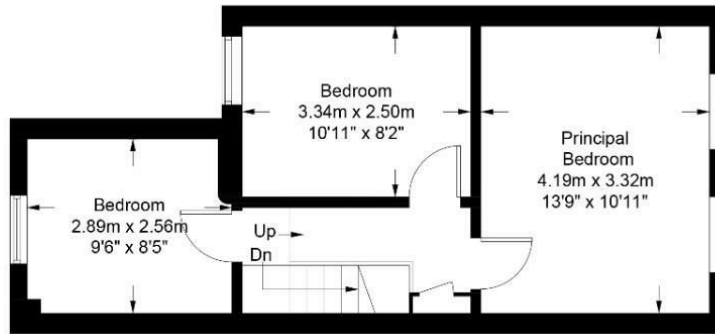






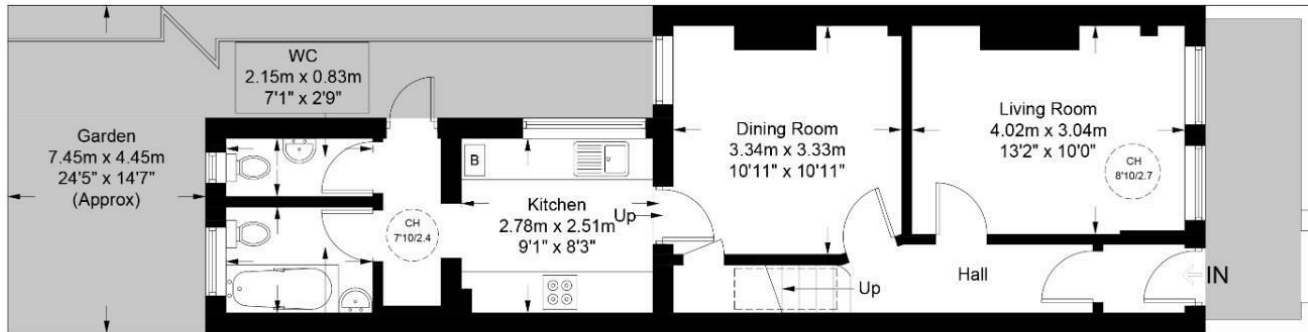
## Thackeray Avenue, N17

Approximate Gross Internal Area = 916 sq ft / 85.1 sq m



First Floor

= Reduced headroom below 1.5m / 5'0"



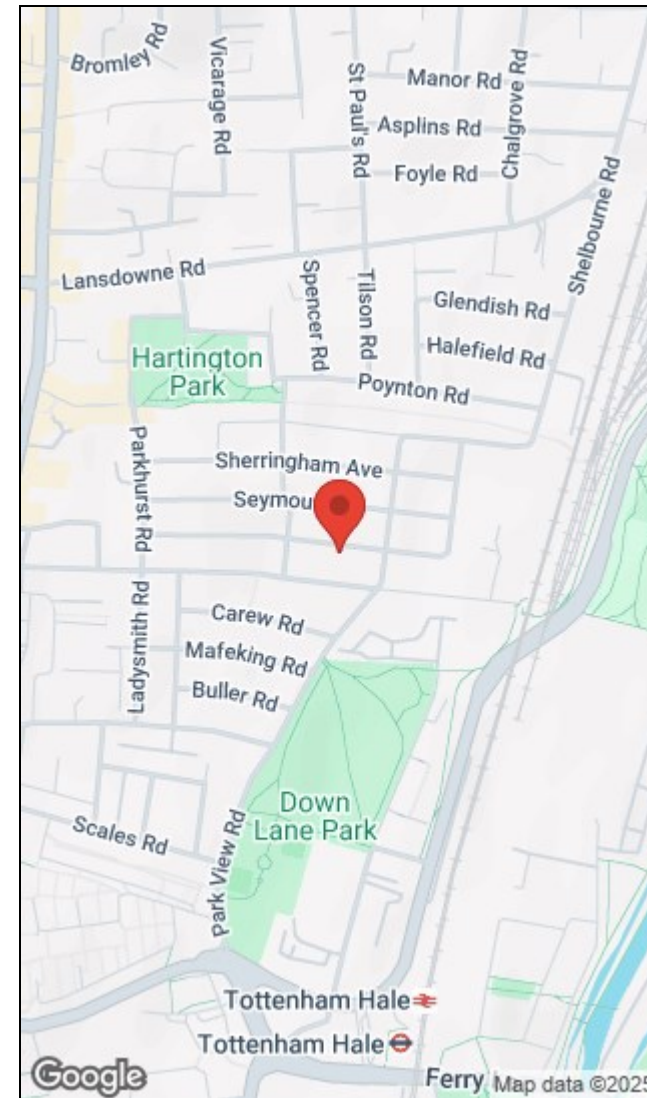
Ground Floor



Certified  
Property  
Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID961421)

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| 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>86</b> |   |                         |           |
|   |                         | <b>68</b> |   |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |

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