



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



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1



2



E



# Fairbourne Road, London, N17

## Offers In Excess Of £700,000



Nestled in a vibrant community, this delightful end-terrace house is a hidden gem that perfectly blends comfort, style, and convenience. With two spacious reception rooms, three generous bedrooms, and a beautifully fitted kitchen, it offers the ideal setting for family life or entertaining guests.

Recently redecorated throughout, the home exudes a fresh, modern ambiance. Step outside into your own private garden—a peaceful retreat where you can enjoy sunny afternoons with a good book or host summer barbecues with friends and family.

Perfectly positioned, you're just moments from the lush greenery of Lordship Recreation Ground and Downhills Park, offering plenty of outdoor space to explore and unwind. The bustling Holcombe Market is also nearby, providing local produce and everyday essentials right on your doorstep.

Commuters will appreciate the excellent transport links, with Bruce Grove Overground Station and Seven Sisters Underground/Overground Station within easy reach—making travel into Central London quick and hassle-free.

Potential for further development to rear and side of property, subject to usual consents.

Don't miss the chance to call this lovely property your new home. Book a viewing today and discover everything this charming residence has to offer!

Council Tax Band: D

EPC Rating: E

Please contact the Hunters Tottenham Sales Team to arrange a viewing.

Here to get you there! By your local property agency with a network of 270 offices.



## KEY FEATURES

- Three Bedroom
- Two reception rooms
- Large fitted kitchen
- Recently decorated throughout
- Own private garden
- Lordship Recreation Ground, Downhills Park
- Holcombe Market
- Bruce Grove Overground Station, Seven Sisters Underground/Overground Station
- EPC Rating E
- Council Tax Band: D









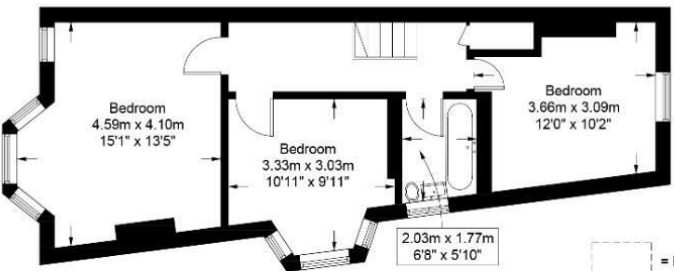
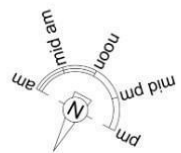




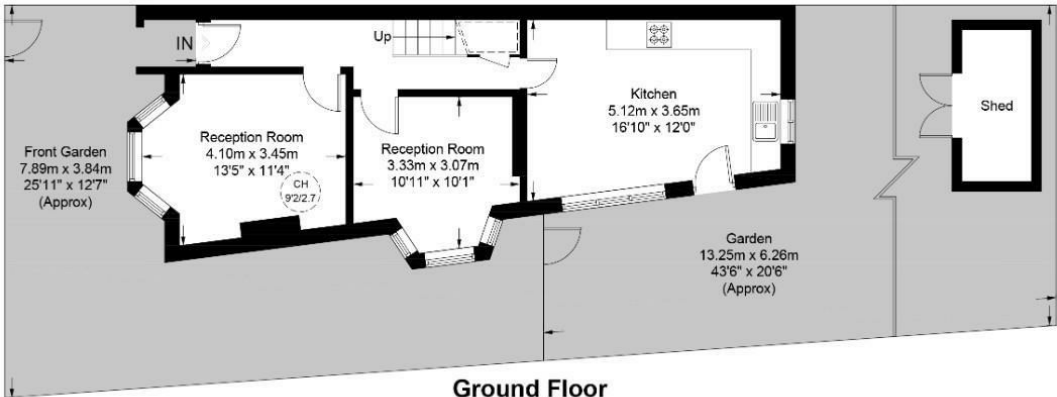
Fairbourne Road, N17

Approximate Gross Internal Area = 1031 sq ft / 95.8 sq m

Restricted Height = 9 sq ft / 0.8 sq m



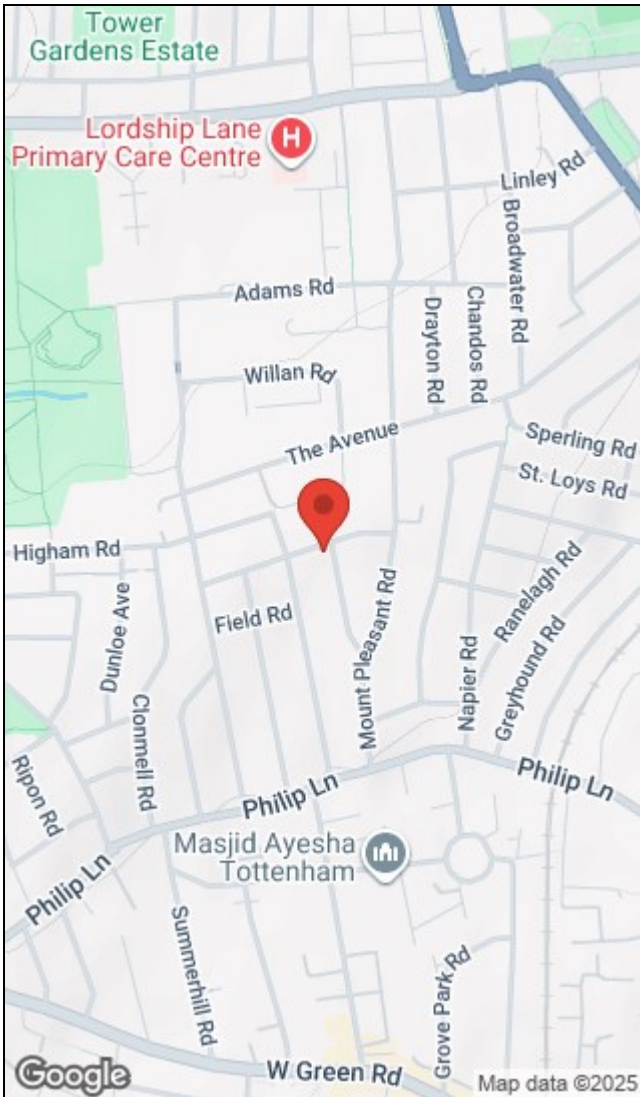
First Floor



Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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>79</b>			
		<b>48</b>			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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