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 4  2  2  D

# Morrison Avenue, London, N17

Asking Price £800,000



Located on the sought after Morrison Avenue, this spacious and well presented four bedroom home offers an ideal blend of period charm and modern living across three well designed levels. The ground floor features two generous reception rooms with beautifully reclaimed original floorboards, providing warm and welcoming spaces for entertaining or relaxing. A bright and well sized kitchen with purposes completes this level offering rear access to a 70ft tree lined private rear garden.

The first floor comprises two well proportioned double bedrooms, both flooded with natural light, along with a stylish, part tiled family bathroom, a convenient utility area useful for most things cleaning and having a dedicated area for laundry . On the second floor, a thoughtfully designed loft extension has created two additional bedrooms and a contemporary shower room, making the home ideal for growing families or those needing flexible living arrangements, such as a home office or guest suite.

With its versatile layout, attractive finishes, and prime location close to local amenities, transport links, and well performing schools, this property is a fantastic opportunity for buyers seeking space, style, and convenience in the heart of Tottenham. Early viewing is highly recommended to appreciate all this home has to offer.

Council Tax - C  
EPC - D





## KEY FEATURES

- Four bedrooms
- Two reception rooms
- Private garden
- Lordship Recreation Ground, Downhills Park
- Local amenities
- Bruce Grove Overground Station, Seven Sisters Underground/Overground Station
- Utility room
- Council tax - C
- EPC - C







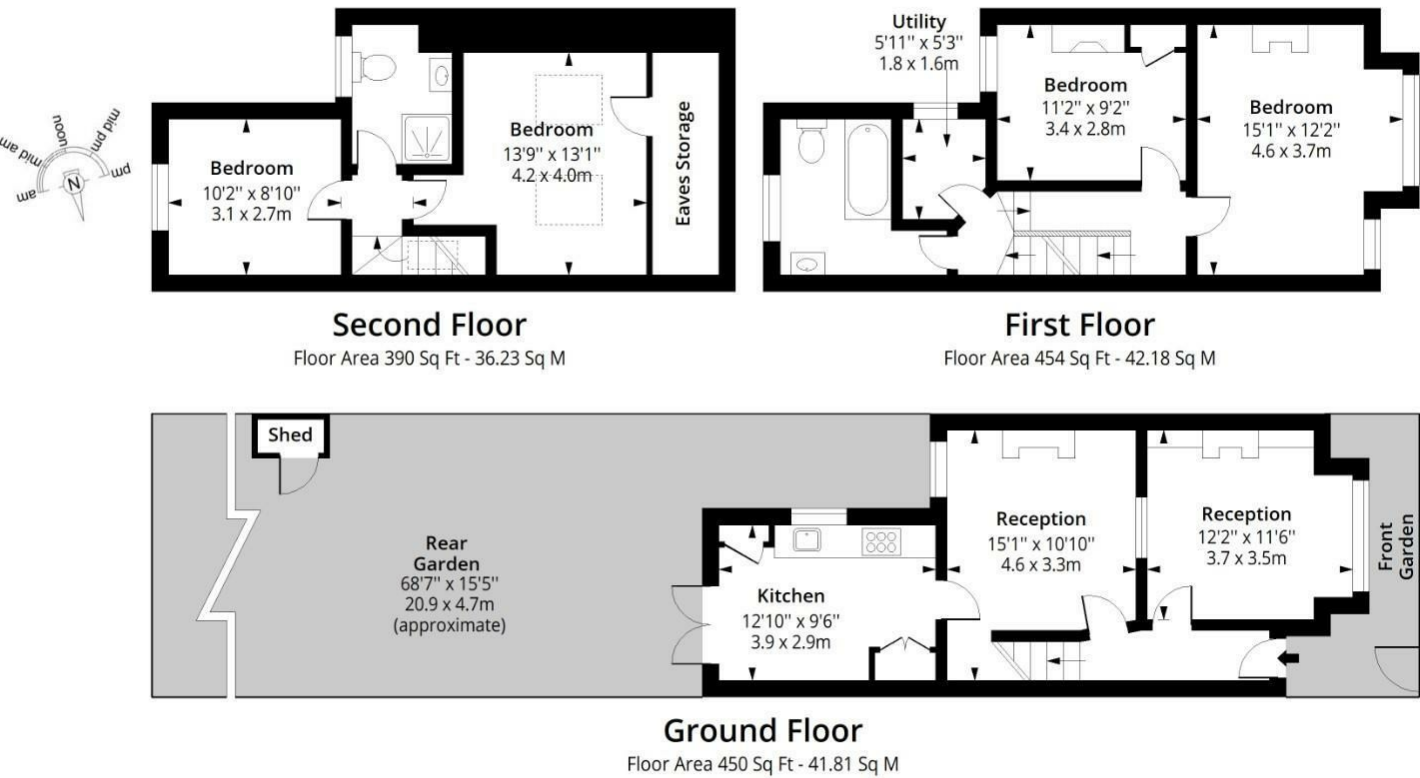




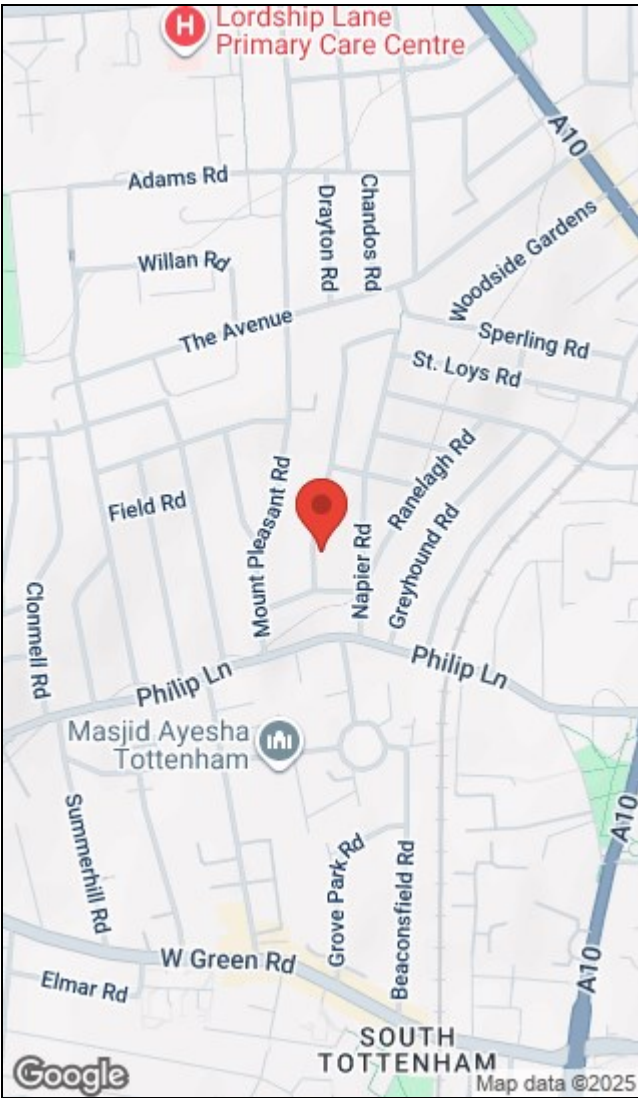


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Approximate Gross Internal Area = 1294 Sq Ft - 120.21 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



| 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>87</b> |                                                                 |         |           |
|                                             |         | <b>64</b> |                                                                 |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |         |           | England & Wales<br>EU Directive 2002/91/EC                      |         |           |

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



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