



HUNTERS[®]
HERE TO GET *you* THERE



Sherringham Avenue, London, N17

Asking Price £575,000



Nestled on the sought after Sherringham Avenue in N17, this well sized three bedroom mid terrace freehold property offers an excellent opportunity for families, first-time buyers, or investors alike. Boasting a spacious and practical layout, the home features laminate flooring throughout, enhancing its modern and low maintenance appeal. The welcoming living space flows seamlessly into a bright and functional kitchen, with direct access to a private rear garden perfect for outdoor entertaining or relaxing.

Upstairs, you'll find three well proportioned bedrooms, each benefiting from good natural light and the same laminate flooring that runs throughout the home. The property also includes a family bathroom and additional storage options, making it ideal for everyday living. Its mid terrace position ensures a quieter environment, while still being part of a vibrant and well connected North London neighbourhood.

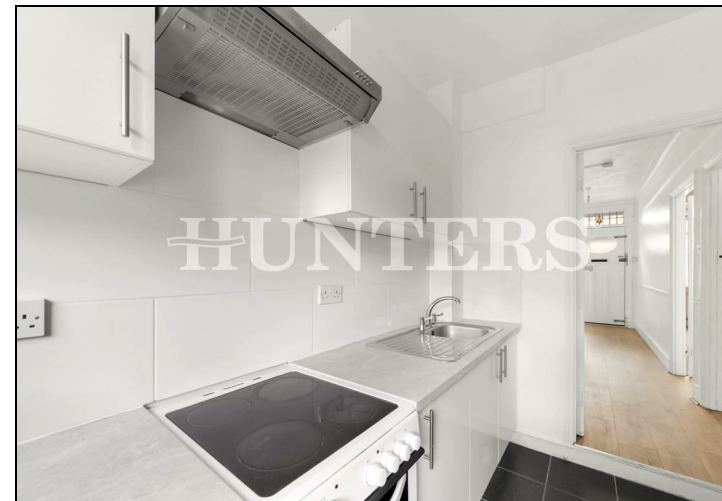
Ideally located just a 15 minute walk from Tottenham Hale Station, residents can enjoy quick and convenient access to central London, with direct routes to Liverpool Street or Kings Cross in as little as 15-20 minutes. Nearby is the outstanding rated Harris Academy - a 0.2 mile walk from the property. This property is being offered on a chain free basis, representing a hassle free purchase with strong potential, both as a comfortable home and a sound investment.

Council Tax - D
EPC - D

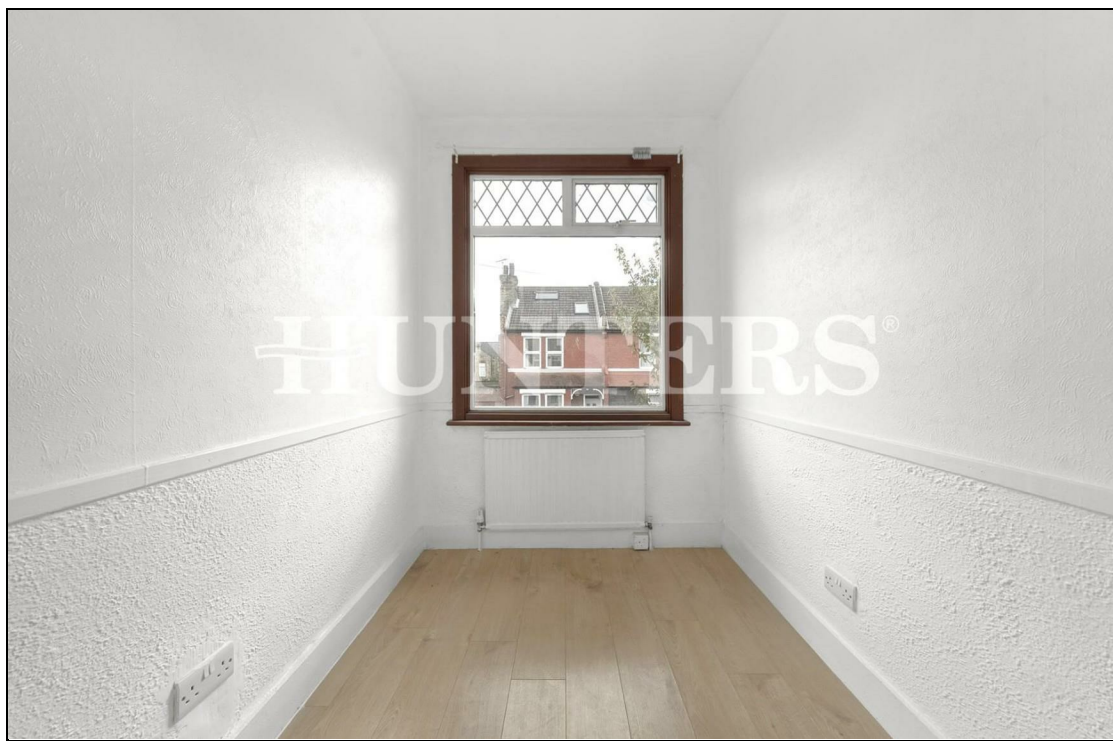


KEY FEATURES

- Three bedroom period property
- Close to Tottenham Hale station (National Rail, London Underground)
 - Close to amenities and shops
 - Close to parks and green spaces
 - Potential to extend (STPP)
 - 40ft garden
- Nearby to Harris Academy (Outstanding ofsted)
 - Council Tax - D
 - EPC - D

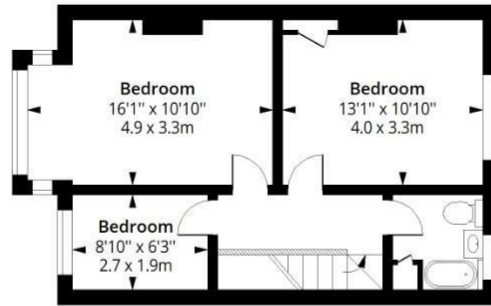
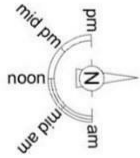






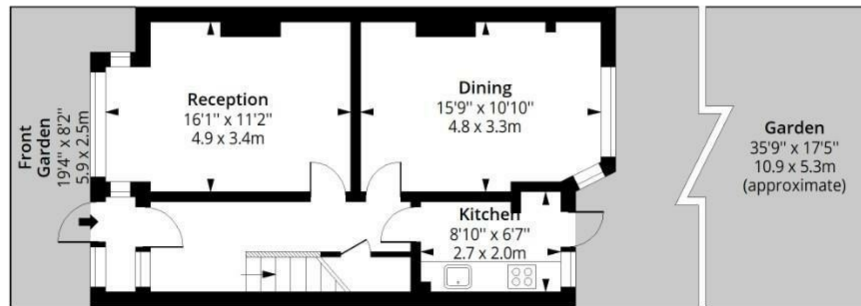
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Approximate Gross Internal Area = 1045 Sq Ft - 97.08 Sq M



First Floor

Floor Area 499 Sq Ft - 46.36 Sq M

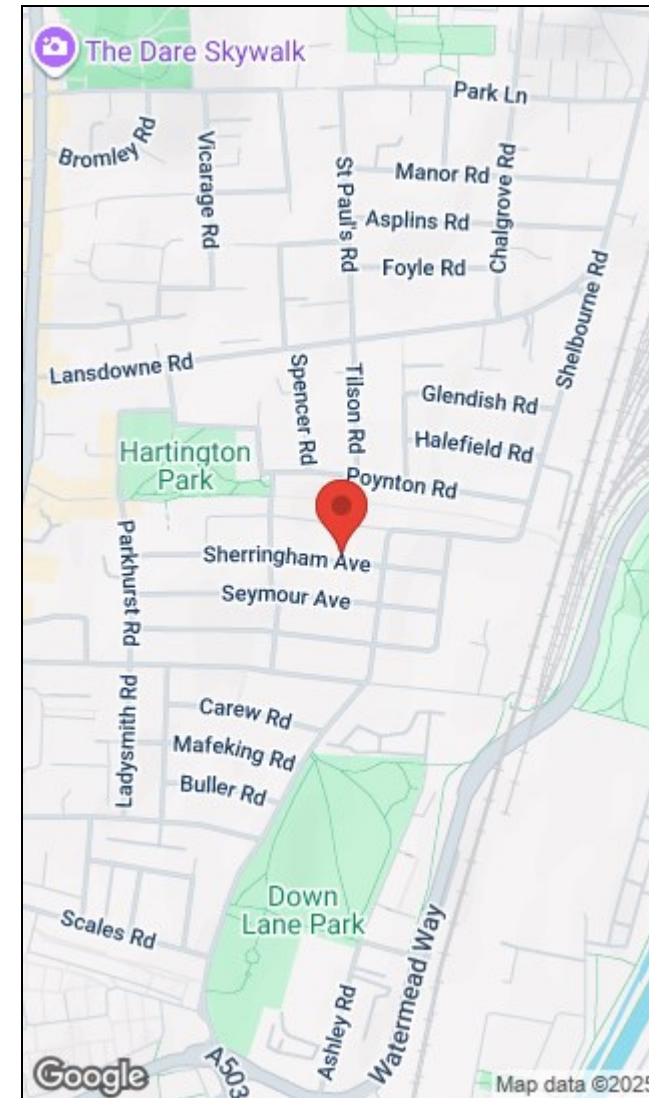


Ground Floor

Floor Area 546 Sq Ft - 50.72 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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	59	80	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

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