
17
Yale
HUNTERS®
HERE TO GET you THERE
2
1
2
D

Sherringham Avenue, London, N17

Asking Price £550,000

HUNTERS®
HERE TO GET *you* THERE

A charming two-bedroom Edwardian home on one of Tottenham's most sought-after tree-lined streets.

Located on Sherringham Avenue N17, this attractive period property combines original character with well-planned living space, ideal for first-time buyers, young families or those looking to upsize.

The house offers two reception rooms, with the rear opened into the kitchen to create a bright kitchen-dining space overlooking a pretty 36ft rear garden with mature trees, shrubs and flowers. Alongside the patio is a versatile outbuilding providing the perfect space for a home office, studio, gym or storage.

Upstairs are two generous bedrooms, including a 16ft Main bedroom, a spacious family bathroom and a fully boarded loft with Velux windows, offering conversion potential (subject to the usual consents).

The home retains many original Edwardian features, including stripped floorboards, plaster mouldings, fireplaces and wooden sash windows.

Sherringham Avenue is close to highly regarded schools including Mulberry Primary School and Harris Academy Tottenham (subject to admissions).

Tottenham High Road offers major retailers alongside lovely boutiques and eateries. Through Down Lane Park is trendy Tottenham Hale, with it's excellent transport links, including the Victoria line, National Rail and Stansted Express services.

Nearby, the lovely River Lea flows through the wild beauty of Tottenham Marshes and on to Walthamstow Wetlands Nature Reserve.

Agent's Note: The seller has advised that the small area of the front bay window was underpinned by a qualified contractor in 2025. The work was approved by Building Control and is covered by a 10-year warranty. The property is insured through Halifax, including for any house movement, costing around £35.92 per month. Relevant documentation is available to seriously interested buyers on request.



KEY FEATURES

- Beautiful late Edwardian home
- Sought after tree lined street
- Two double bedrooms
- Open plan Kitchen diner
- Garden with outbuilding
- Good and outstanding schools nearby
- River Lea and Tottenham Marshes
- Tottenham Hale Station (Victoria Line) & Stansted Express
- Bruce Grove Station (National Rail)



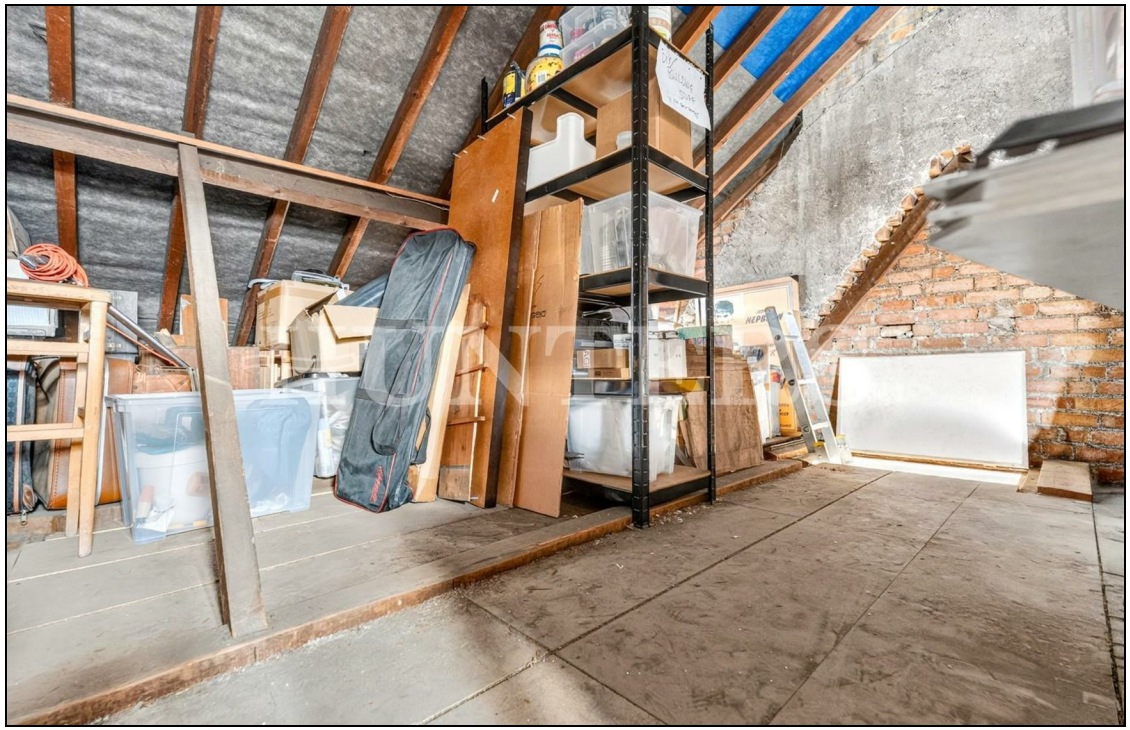














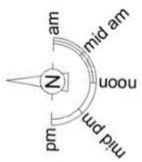


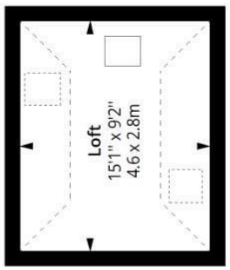




Sheringham Avenue N17

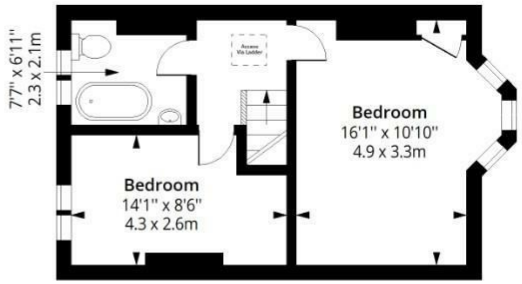
Approximate Gross Internal Area = 1044 Sq Ft - 96.99 Sq M





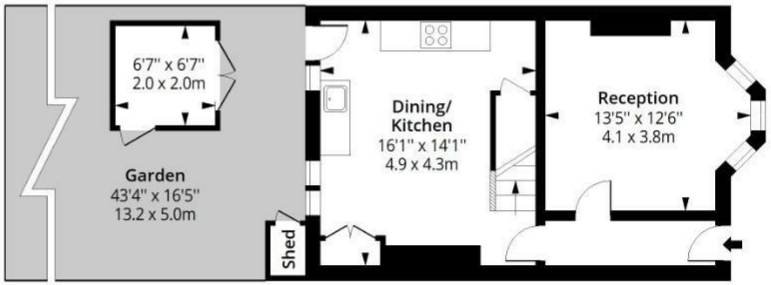
Loft

Floor Area 188 Sq Ft - 17.47 Sq M



First Floor

Floor Area 428 Sq Ft - 39.76 Sq M



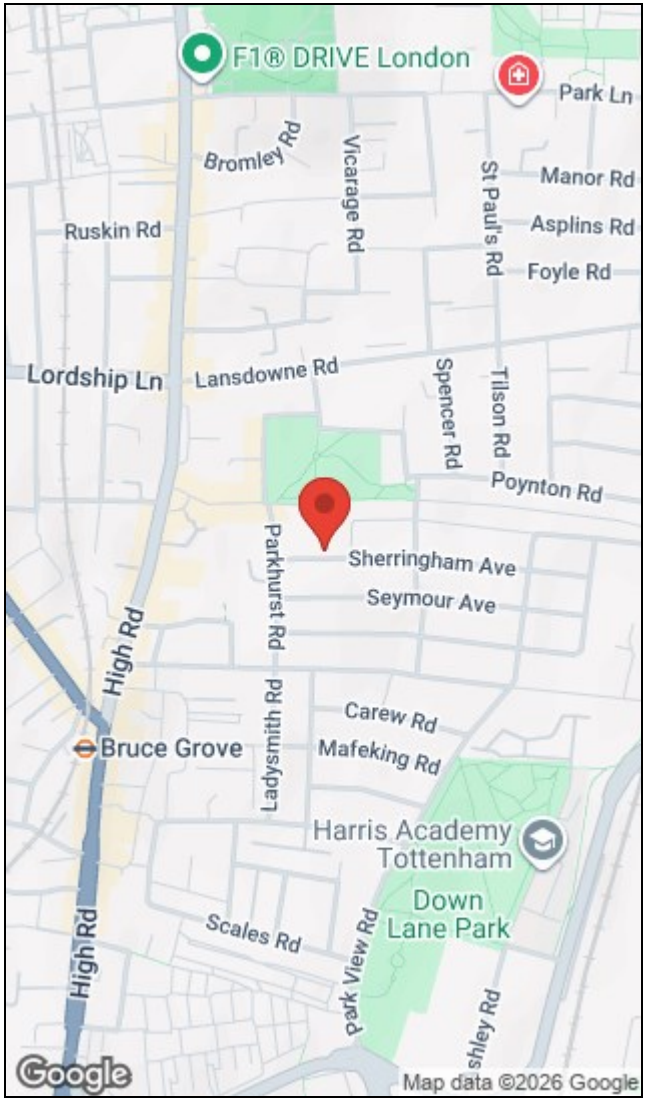
Ground Floor

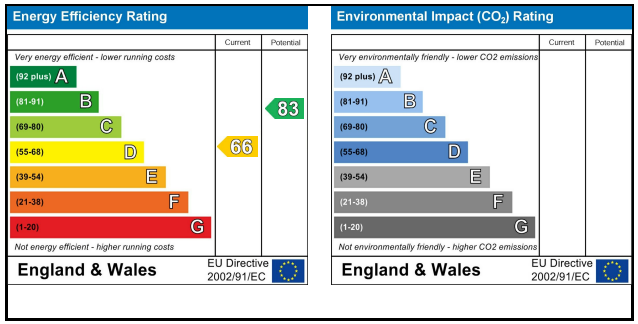
Floor Area 428 Sq Ft - 39.76 Sq M

HUNTERS

RICS Certified Property Measurer

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.





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

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

This Hunters business is independently owned and operated by Alexander Williams Ltd : Registered Address: 284 High Road, London, England, N15 4AJ : Registered Number: 10411714 England and Wales : VAT No: 255 9446 70 with the written consent of Hunters Franchising Limited.