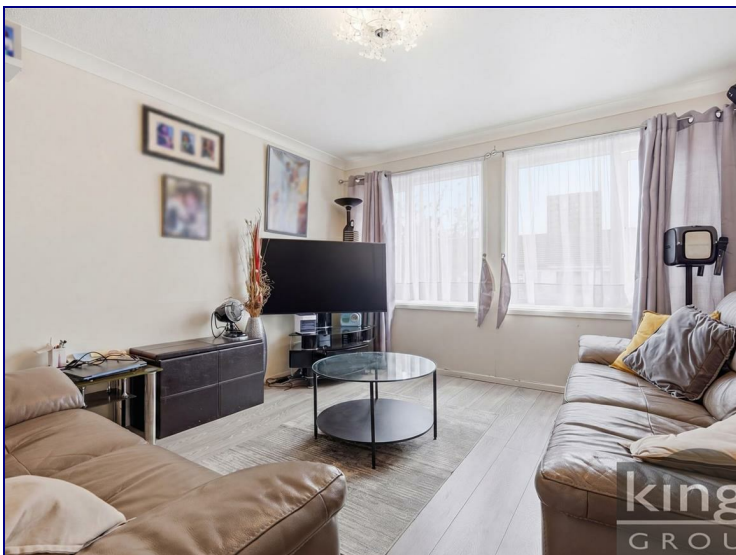


Fairbanks Road, London, N17 9JL



£525,000

Kings Group are delighted to present this well-maintained four-bedroom townhouse, ideally situated on a quiet cul-de-sac just moments from Tottenham Hale Station. Arranged over three floors, this versatile property offers generous living space and excellent potential for both families and investors alike.

The ground floor comprises a spacious kitchen with scope to extend (subject to planning permission), a convenient W/C, a bedroom, and access to a private rear garden complete with an outbuilding. The first floor features a bright and airy living room, a well-proportioned double bedroom, and a modern three-piece family bathroom. The second floor offers two further double bedrooms, providing ample accommodation throughout.

Perfectly located, the property is within walking distance of Tottenham Hale Train and Bus Station, offering swift connections into Central London and beyond. Tottenham Retail Park is also just a short distance away, providing a wide range of shops, restaurants, and everyday amenities. The area continues to benefit from significant regeneration, including recent upgrades to transport infrastructure and the nearby stadium, with the proposed Crossrail 2



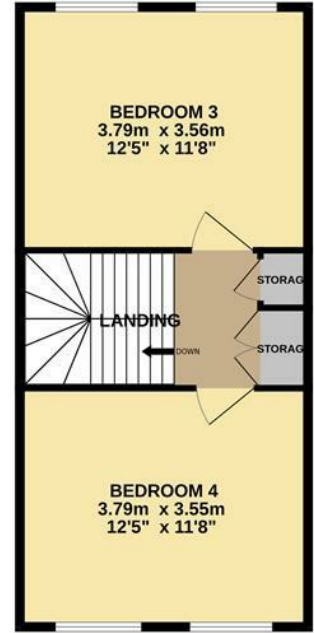
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 104.0 sq.m. (1119 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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