



 4
Bedrooms

 2
Bathrooms



Four Bedrooms | East Facing Garden | Spacious Kitchen & Diner | Two Bathrooms
| Close to Local Schools & Amenities 0.7 miles to White Hart Lane Station...

A four-bedroom terraced home arranged over three floors, set on a quiet residential turning off Great Cambridge Road and looking out across a broad communal green with a mature tree at its heart. Open sky in front of the windows, a place for children to run about a few steps from the front gate, and neighbours who clearly take pride in their frontages along the length of the street.

To the front, raised planters and a flowering climber have been allowed to establish themselves properly over the years.

This property is over 1,087 sq ft, with the lounge situated to the front, a comfortable, light room that takes in the view over the green. Behind it, the kitchen/diner extends to 17'7 x 9'8, laid out in a galley arrangement with a breakfast bar for morning coffee and homework, and a glazed lean-to beyond that draws daylight deep into the room and gives useful space for boots, laundry and a handy W/C. There is a separate outhouse and shed at the end of the garden as well, both additional to the internal measurement.

Three bedrooms occupy the first floor, the principal room measuring 13'4 x 12'0, with two further bedrooms, and the family bathroom which is fully tiled in two tones with a decorative border, and fitted with a corner bath and integrated shower.

A spacious fourth bedroom sits on the top floor under sloped ceilings with a large Velux framing nothing but sky, built-in wardrobes tucked neatly into the eaves and a second bathroom alongside it. Whether it serves as a principal suite away from the rest of the household, a teenager's retreat or a home office with a view, it gives the property a flexibility that most terrace homes on this scale do not offer.

To the rear, a paved patio makes an easy setting for summer meals, densely planted along its edges with pink fuchsias and orange begonias by an owner who has plainly enjoyed the garden. There is also gated side access for practicality and ease with gardening, or simply taking the bins out.

White Hart Lane station is 0.7 miles away and Silver Street 0.8 miles away, with frequent bus routes running along the A10. Several primary schools rated Outstanding by Ofsted are within easy reach, which is a large part of why families who move onto this road tend to stay.

Finer Details:

- Terraced
- 4 Bedrooms
- 2 bathrooms
- Separate w/c
- Parking: Controlled on-street
- Tenure: Freehold
- Council Tax Band: C
- Borough: Haringey
- Seller's situation: Actively looking

Services:

- Mains water
- Mains electricity
- Mains drainage
- Gas central heating
- Double glazing

EPC: C

Broadband coverage: Up to 1000 Mbps Ultrafast (Ofcom figure)

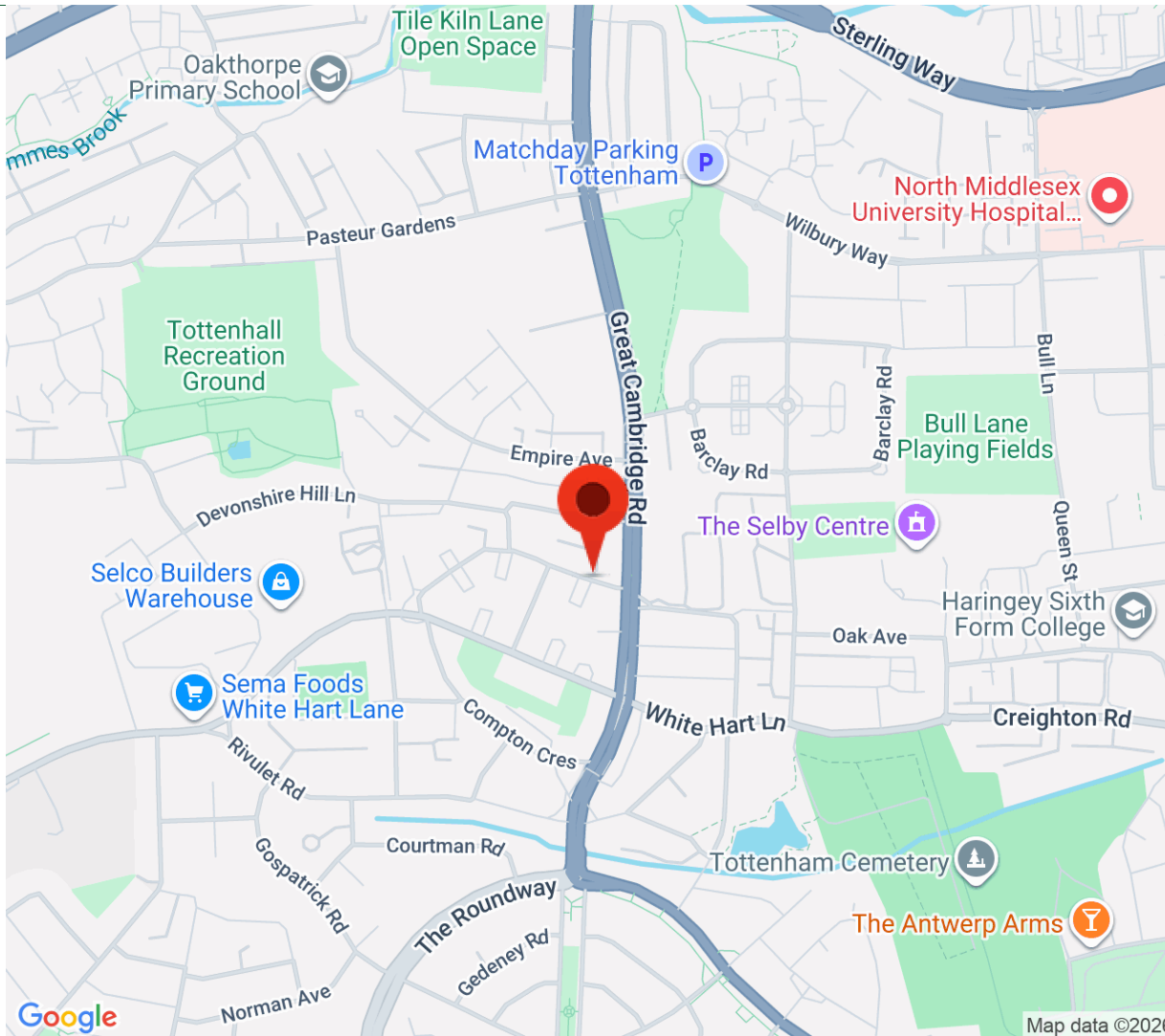
Mobile signal/coverage: All networks cover this area (Ofcom)

Anti-money Laundering Checks (AML)

Regulations require us to conduct identity and AML checks and gather information about every buyers financial circumstances. These checks are essential in fulfilling our Customer Due Diligence obligations, which must be done before any property can be marked as sold subject to contract. The rules are set by law and enforced by trading standards.

We will start these checks once you have made a provisionally agreeable offer on a property. The cost is £40 (including VAT). This fee covers the expense of obtaining relevant data and any necessary manual checks and monitoring. Its paid in advance via our onboarding system, Kotini, and is non-refundable.

Viewings are strictly by appointment, please contact Gracechurch Property to arrange your viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 43 Devonshire Hill Lane, N17 7NE

