



## Thackeray Avenue, London, N17 9DT

**£550,000**



Nestled in the charming Thackeray Avenue, this delightful terraced house offers a perfect blend of modern living and classic character. Built in 1900, the property spans an impressive 1,001 square feet, providing ample space for families or professionals seeking a comfortable home in London.

Upon entering, you are greeted by a bright and airy open-plan living room, ideal for both relaxation and entertaining. The modern fitted kitchen seamlessly integrates with the living area, creating a welcoming atmosphere for gatherings. The property boasts three well-proportioned bedrooms, including two spacious double bedrooms and a third bedroom located in the loft, which can serve as a perfect study or guest room.

The bathroom is conveniently situated upstairs, featuring contemporary fittings that enhance the overall appeal of the home. One of the standout features of this property is the generous 20 ft garden, offering a tranquil outdoor space for gardening, al fresco dining, or simply enjoying the fresh air.

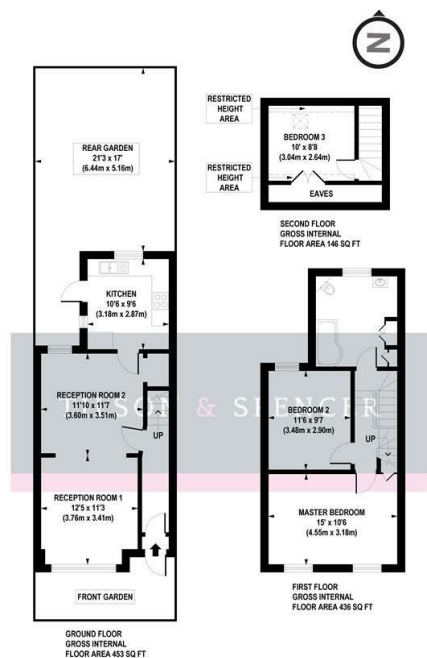
This house is not only a wonderful family home but also a fantastic opportunity for those looking to invest in a vibrant London neighbourhood. With its blend of modern amenities and period charm, this property is sure to attract interest. Don't miss the chance to make this lovely house your new home.

- Two-bedroom terraced home with loft room
- Through-lounge
- Modern fitted kitchen/diner
- Modern first floor bathroom
- Garden in excess of 20ft
- Located within a short walk of High Road & Bruce Grove Overground
- Close to the River Lea canal & Tottenham Marshes

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

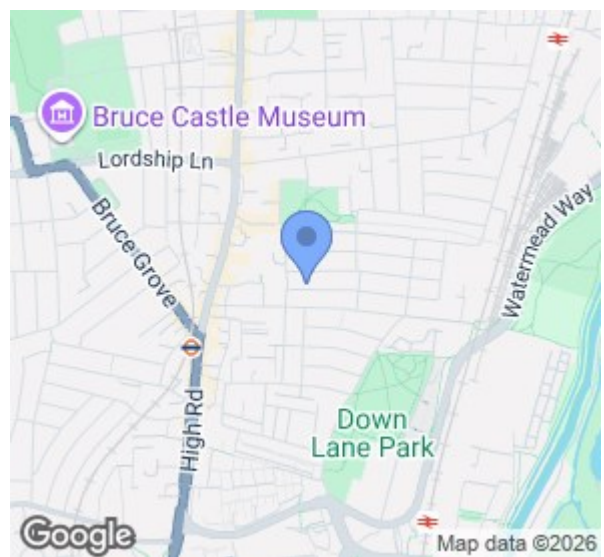




APPROX. GROSS INTERNAL FLOOR AREA 1035 sq. ft / 96.24 sq. m (Including Restricted Height Area & Eaves)  
 APPROX. GROSS INTERNAL FLOOR AREA 989 sq. ft / 91.86 sq. m (Excluding Restricted Height Area & Eaves)

Floorplan is for illustrative purposes only and is not to scale.  
 Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
 Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

TILSON & SPENCER



| 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                             | 63      | 78                      |
|                                             |         | EU Directive 2002/91/EC |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**Cole Harding**

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