



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

2 1 2 D



# Middleham Road, London, N18

## Asking Price £450,000



Positioned on a quiet residential street on the perimeter of N18, this well maintained two bedroom end of terrace property on Middleham Road offers a bright and comfortable living environment with excellent potential for future development. The home features two good sized reception rooms, a modern fitted kitchen, a convenient downstairs W/C, and a stylish upstairs family bathroom. A key highlight is the well sized garden neatly presented and perfect for enjoying afternoon sun or al fresco dining with the added bonus of side access for ease and practicality.

The property also benefits from a private front drive, offering off street parking a sought after feature in the area. With its position at the end of the terrace, the house offers enhanced privacy and a wider plot, making it particularly appealing for those seeking the potential to extend, subject to planning permissions. Whether you're a first time buyer, downsizer, or investor, the flexibility and layout of this home cater to a variety of needs.

Located within easy reach of both Silver Street and Northumberland Park stations, the property enjoys strong transport links to Liverpool Street and beyond, with a range of bus routes serving the surrounding area. A number of local parks are nearby for green space and recreation, while schools, supermarkets, and other everyday amenities are all close at hand. This is a rare opportunity to acquire a move in ready home with space to grow in a well connected North London neighbourhood.

Early viewing is advised!

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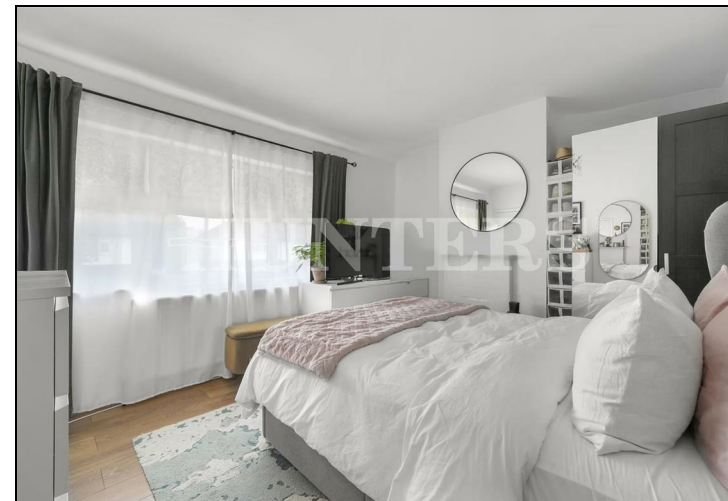


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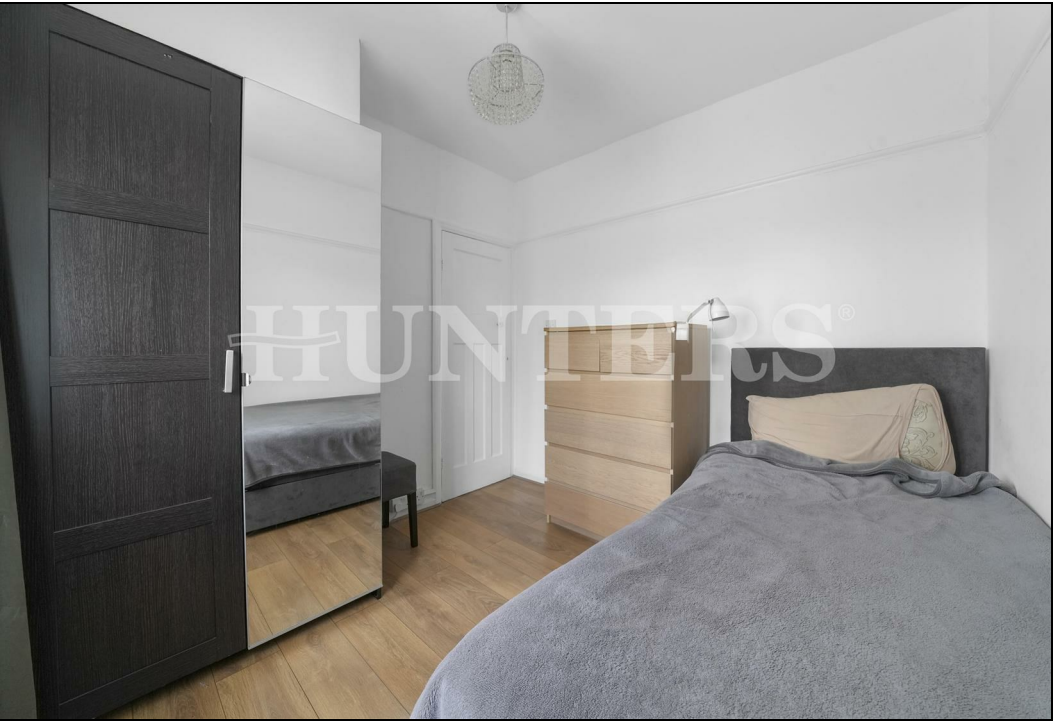


## KEY FEATURES

- Off Street Parking
- Two Receptions
  - Side Access
  - End Of Terrace
- West Facing Private Garden
- Council Tax - C
  - EPC - D
- Close to Amenities
- Close to Transport Links
- Potential To Extend (STPP)



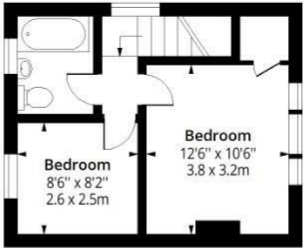
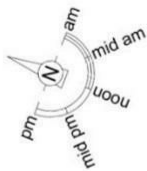






Middleham Road, N18

Approximate Gross Internal Area = 689 Sq Ft - 64.01 Sq M



First Floor

Floor Area 322 Sq Ft - 29.91 Sq M

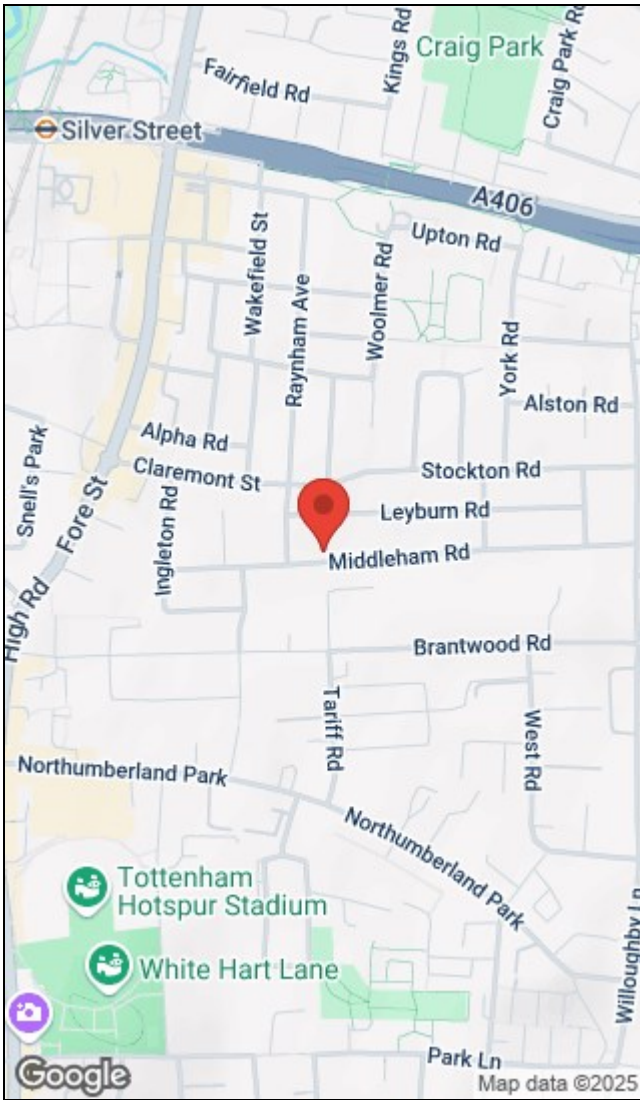


Ground Floor

Floor Area 367 Sq Ft - 34.09 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
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	
62	88
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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