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Thackeray Avenue, London, N17

Asking Price £575,000



This two-bedroom terraced home with the addition of a loft room offers flexible living accommodation, a through lounge, and a first floor bathroom, making it an ideal choice for families and first time buyers.

Situated on the popular, tree lined Thackeray Avenue, N17, within the Dowsett Estate, the home benefits from excellent transport links. Tottenham Hale Underground and BR Station (Victoria Line) is within easy reach, providing fast access into Central London, with King's Cross in approximately 12 minutes and Liverpool Street in around 20 minutes. The station also offers the added convenience of the Stansted Express.

Set in a lively yet well connected area, the property is surrounded by a variety of local bistros, cafés and traditional taverns, creating a welcoming neighbourhood feel alongside everyday convenience.

Families will particularly appreciate the outstanding Ofsted rated primary school at the end of the road, with an outstanding secondary school just four minutes away, making this an excellent location for those with children.

The 318 bus route runs along the adjacent road, connecting North Middlesex Hospital to Stamford Hill, while numerous additional bus services operate along Tottenham High Road, ensuring easy travel across North and Central London.

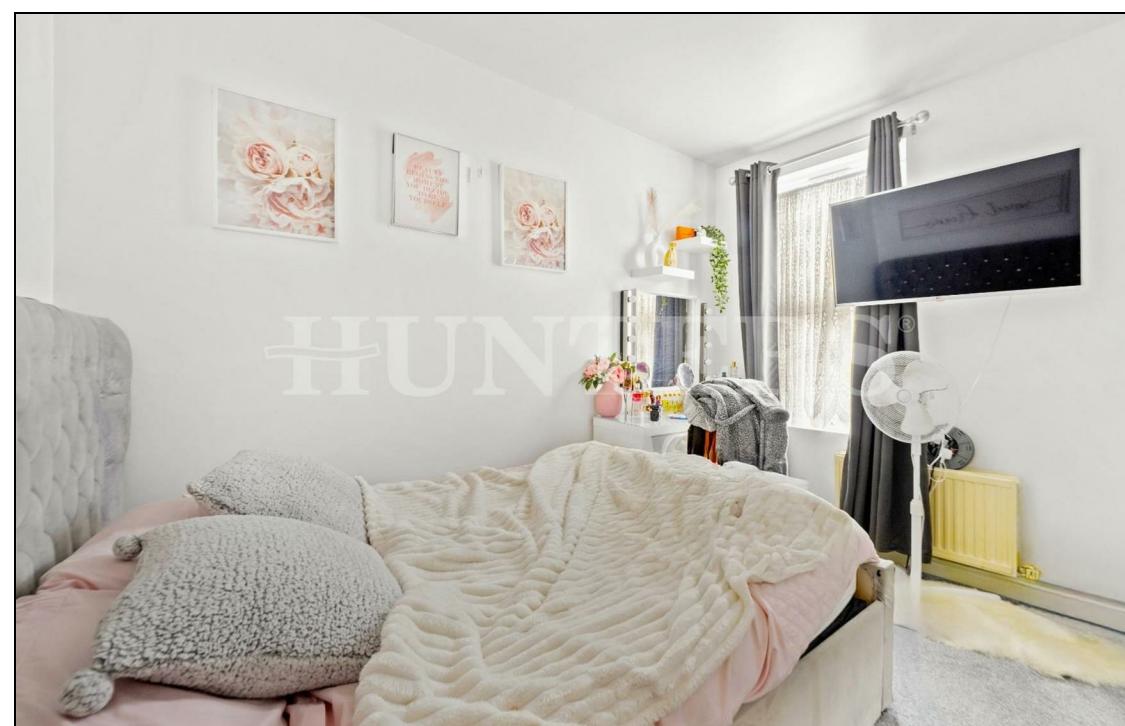
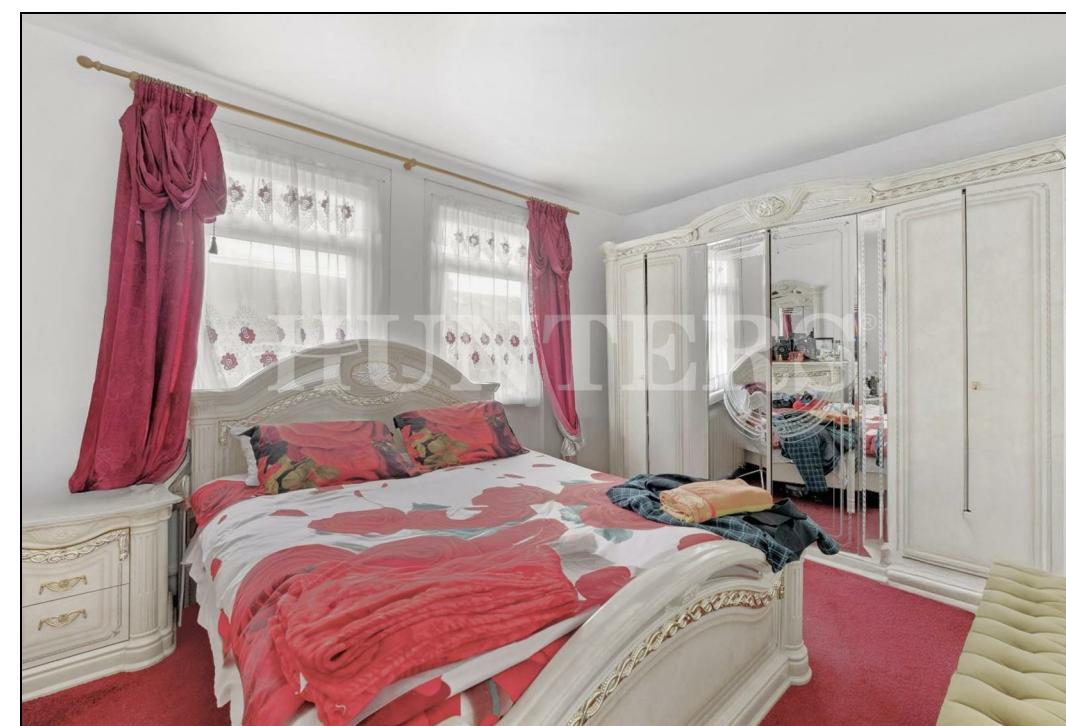
Awaiting EPC

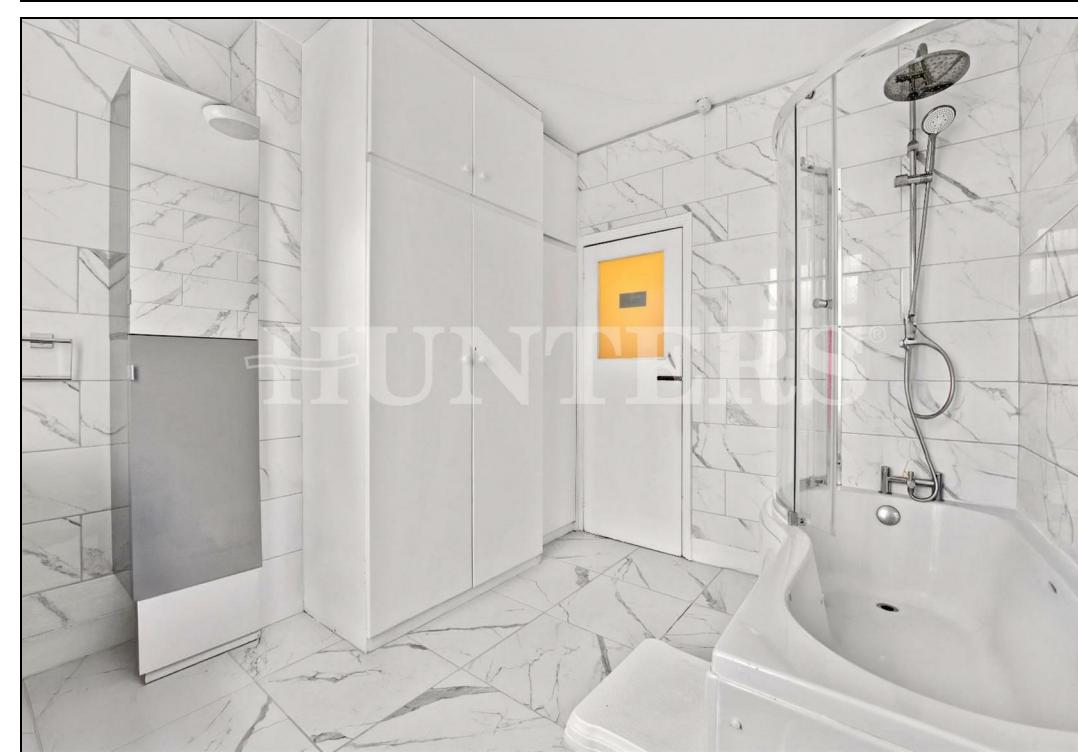
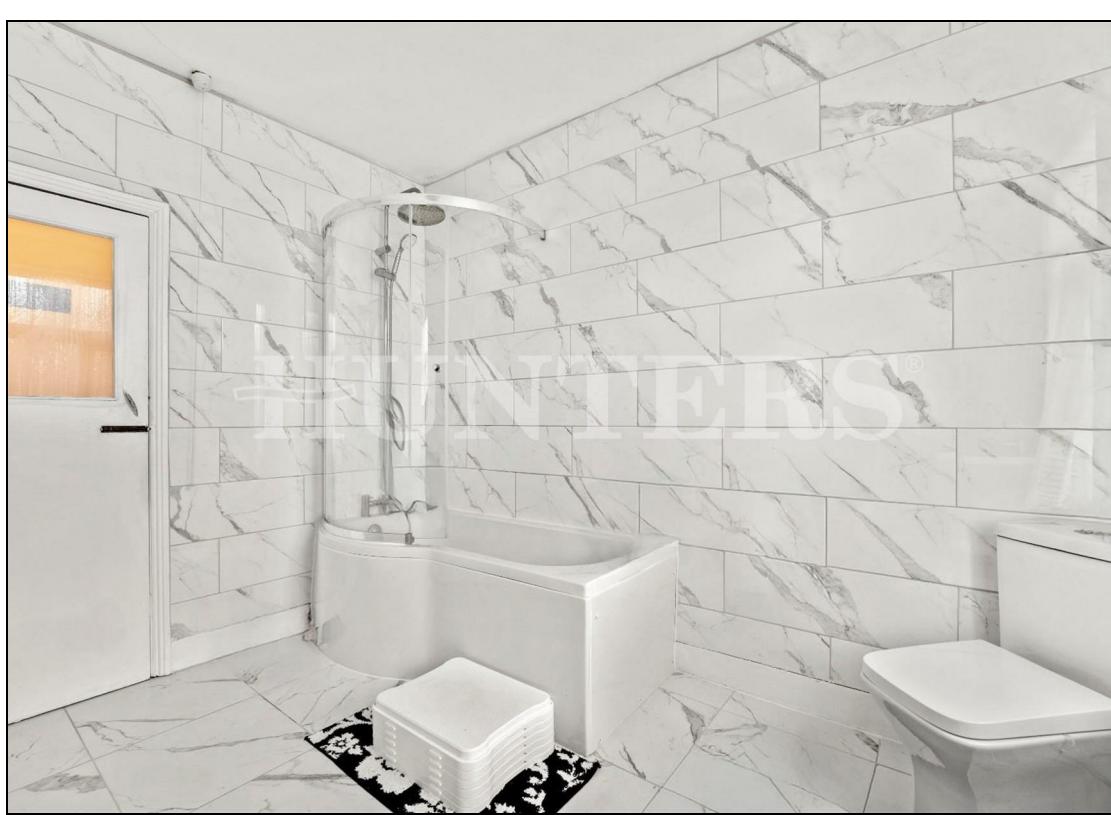
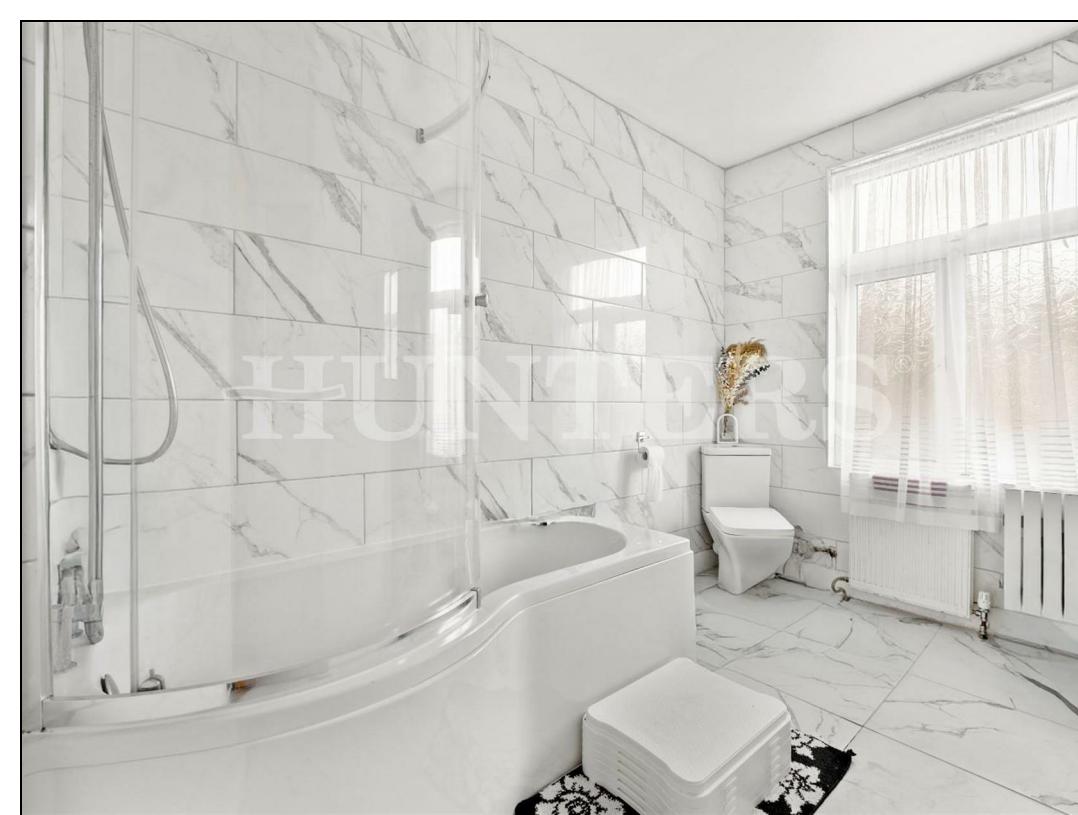


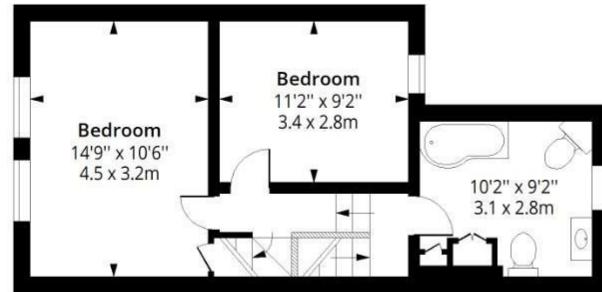
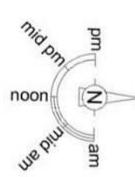
KEY FEATURES

- Two bedroom house plus loft room
 - First floor bathroom
- Close to outstanding ofsted schools
 - Green spaces
- River Lea and Tottenham Marshes
- Tottenham Hale station (Victoria Line) and British Rail
 - Stansted Express
 - EPC

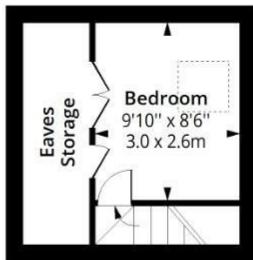




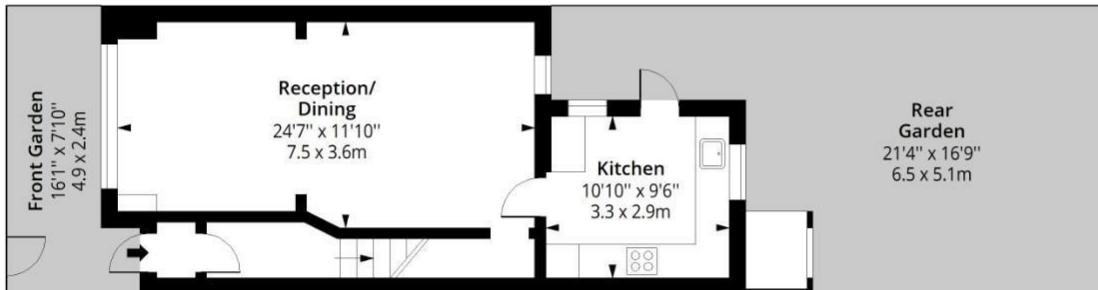




First Floor
Floor Area 436 Sq Ft - 40.50 Sq M



Second Floor
Floor Area 168 Sq Ft - 15.61 Sq M



Ground Floor
Floor Area 472 Sq Ft - 43.85 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 | | Environmental Impact (CO ₂) 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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