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Sherringham Avenue, London, N17

Asking Price £550,000



A charming two-bedroom Edwardian home on one of Tottenham's most sought-after tree-lined streets.

Located on Sherringham Avenue N17, this attractive period property combines original character with well-planned living space, ideal for first-time buyers, young families or those looking to upsize.

The house offers two reception rooms, with the rear opened into the kitchen to create a bright kitchen-dining space overlooking a pretty 36ft rear garden with mature trees, shrubs and flowers. Alongside the patio is a versatile outbuilding providing the perfect space for a home office, studio, gym or storage.

Upstairs are two generous bedrooms, including a 16ft Main bedroom, a spacious family bathroom and a fully boarded loft with Velux windows, offering conversion potential (subject to the usual consents).

The home retains many original Edwardian features, including stripped floorboards, plaster mouldings, fireplaces and wooden sash windows.

Sherringham Avenue is close to highly regarded schools including Mulberry Primary School and Harris Academy Tottenham (subject to admissions).

Tottenham High Road offers major retailers alongside lovely boutiques and eateries. Through Down Lane Park is trendy Tottenham Hale, with its excellent transport links, including the Victoria line, National Rail and Stansted Express services.

Nearby, the lovely River Lea flows through the wild beauty of Tottenham Marshes and on to Walthamstow Wetlands Nature Reserve.

Agent's Note: The seller has advised that the small area of the front bay window was underpinned by a qualified contractor in 2025. The work was approved by Building Control and is covered by a 10-year warranty. The property is insured through Halifax, including for any house movement, costing around £29.15 per month. Relevant documentation is available to seriously interested buyers on request.



KEY FEATURES

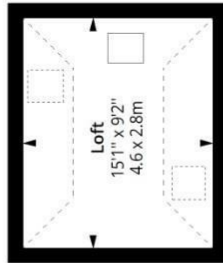
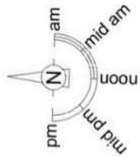
- Beautiful late Edwardian home
- Sought after tree lined street
 - Two double bedrooms
 - Open plan Kitchen diner
 - Garden with outbuilding
- Good and outstanding schools nearby
 - River Lea and Tottenham Marshes
- Tottenham Hale Station (Victoria Line) & Stansted Express
- Bruce Grove Station (National Rail)





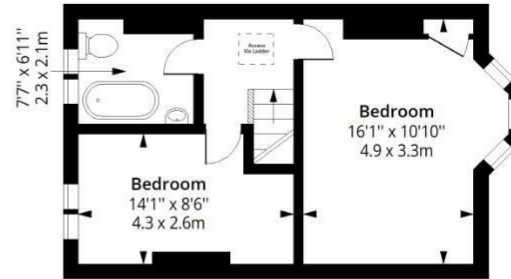


Approximate Gross Internal Area = 1044 Sq Ft - 96.99 Sq M



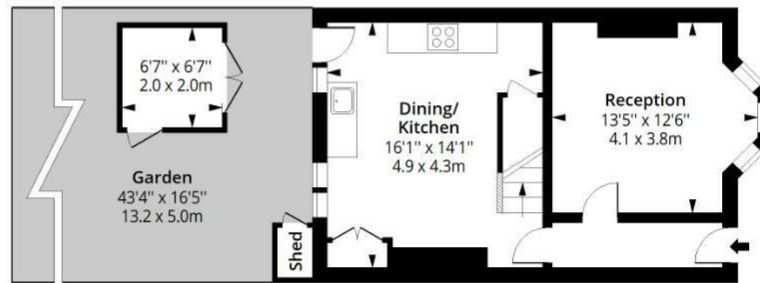
Loft

Floor Area 188 Sq Ft - 17.47 Sq M



First Floor

Floor Area 428 Sq Ft - 39.76 Sq M



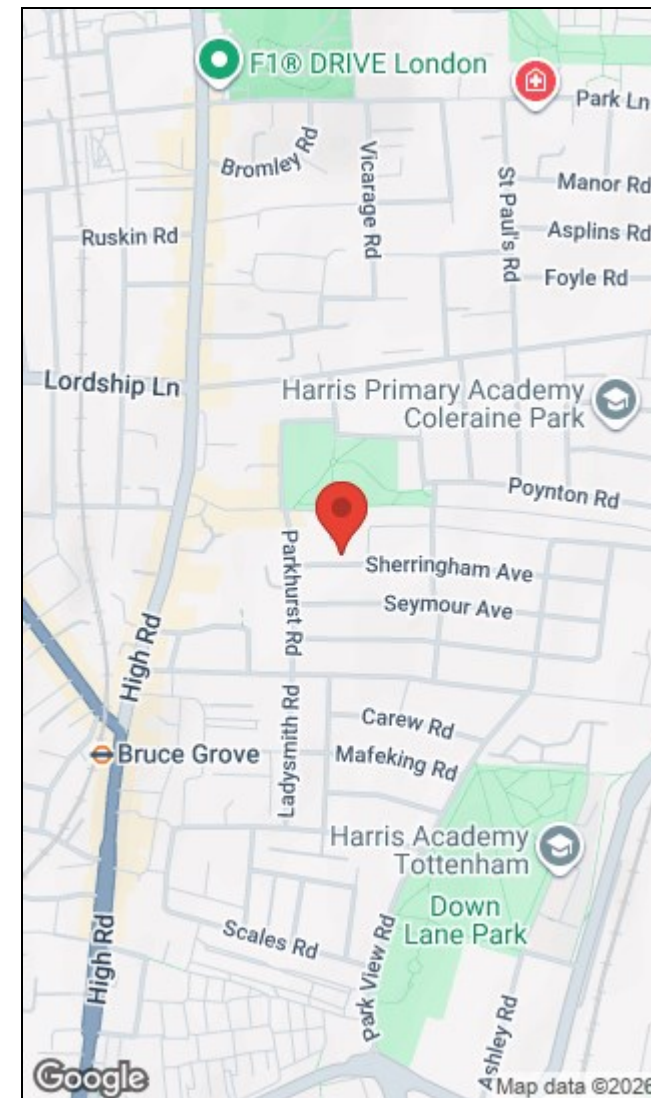
Ground Floor

Floor Area 428 Sq Ft - 39.76 Sq M



**Certified
Property
Measurer**

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	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		83	Very environmentally friendly - lower CO₂ 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 CO₂ emissions		
England & Wales EU Directive 2002/91/EC 			England & Wales EU Directive 2002/91/EC 		

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