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Halefield Road, London, N17

Asking Price £500,000



Beautifully Presented Two-Bedroom Cottage

This delightful two-bedroom cottage is the perfect opportunity for first-time buyers, young professionals, or small families looking to step onto the property ladder. Offering a harmonious blend of space, comfort, and convenience, this home is sure to impress.

The property features two generously sized double bedrooms, providing ample space and versatility. The open-plan living area exudes warmth and charm, making it ideal for entertaining guests or enjoying relaxed evenings at home. A charming fireplace serves as a focal point, adding character and a cozy touch to the space.

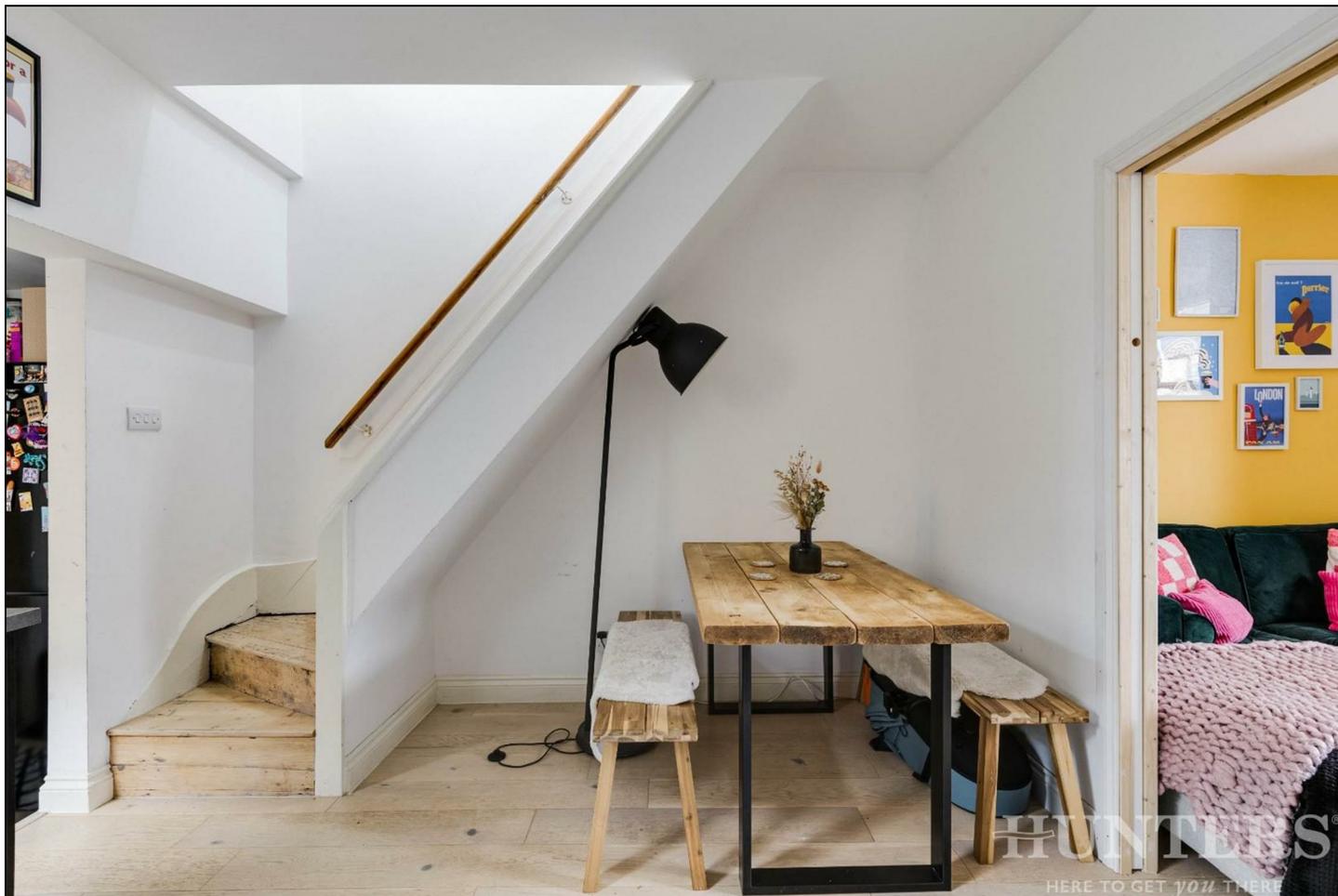
The kitchen is both stylish and practical, thoughtfully designed to cater to all your culinary needs. A modern bathroom ensures comfort and convenience for both residents and visitors.

The 47 ft garden offers a private outdoor retreat, perfect for relaxing, gardening, or enjoying al fresco dining.

Located in a sought-after area near Tottenham Hale (Victoria Line) and Northumberland Park Station, commuting across the city is effortless. Additionally, the stunning green spaces of Tottenham Marshes are just a short walk away, perfect for leisurely strolls and outdoor activities.

KEY FEATURES

- Refurbished to a high standard.
- Two double bedrooms
 - Freehold
- Open plan kitchen and living area
 - Great first time home
 - Close to amenities
- Close to Tottenham Hale underground (Victoria line)
 - EPC Rating D

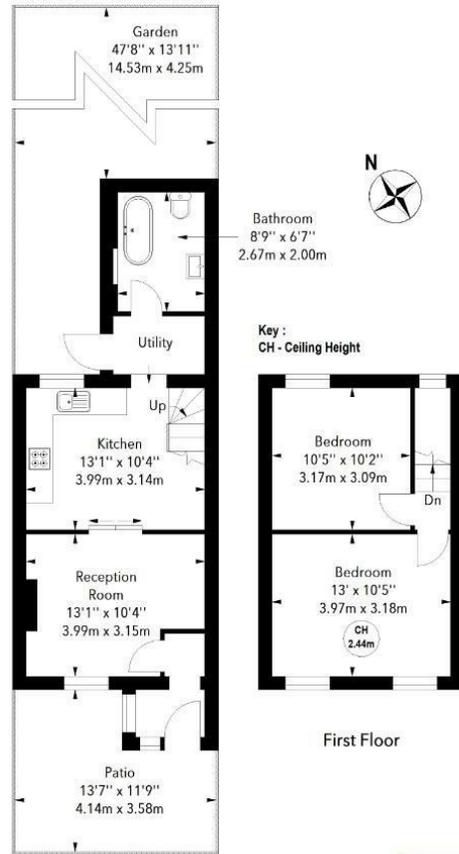






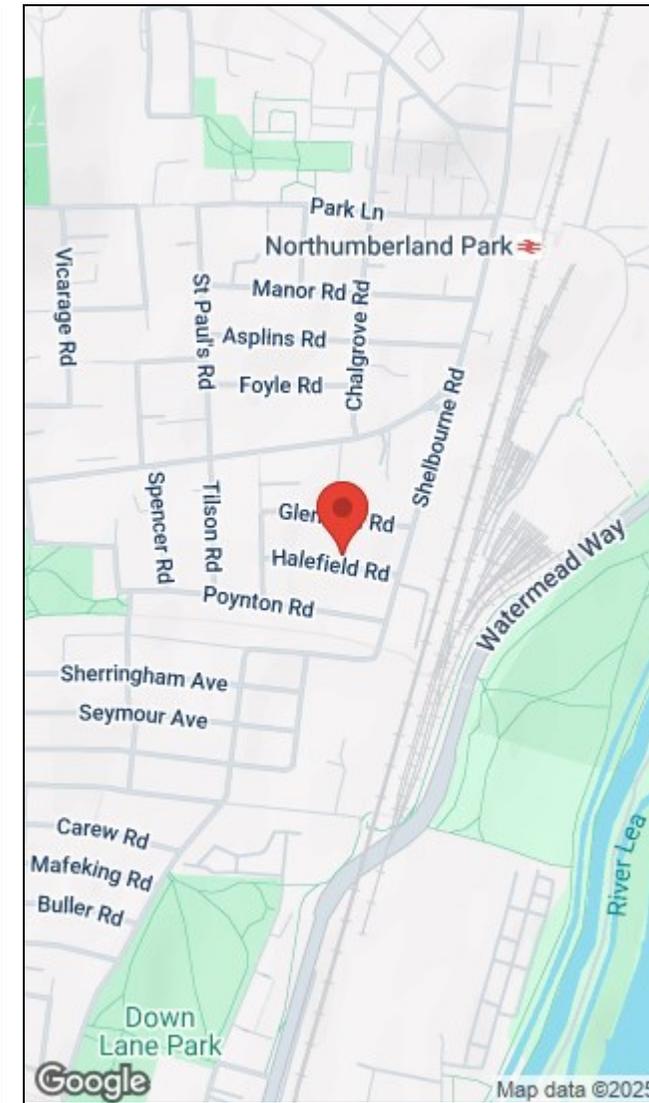
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Approximate Area = 62.24 sq m / 670 sq ft



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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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	
61	88
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	
EU Directive 2002/91/EC	

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