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HERE TO GET *you* THERE

Gloucester Road, London, N17

Asking Price £700,000



Spacious Three-Bedroom Home on Gloucester Road, N17.

Open House – Strictly by Appointment Only.

Saturday 12th April – 10:20 AM to 11:20 AM

Monday 14th April – 4:00 PM to 5:00 PM

Thursday 17th April – 4:00 PM to 5:00 PM

Located on the sought-after Gloucester Road in N17, this larger than average three double bedroom house offers 1,274 sq ft of versatile living space—ideal for growing families or professionals seeking room to spread out.

The property features:

Three generously sized bedrooms

Three bright and adaptable reception rooms

First floor bathroom and a separate WC

Potential for a loft conversion and side return (subject to the usual consents)

Location Highlights:

Close to Downhills Park and Lordship Recreation Ground—perfect for outdoor activities and family time

Within the catchment area of Outstanding Ofsted-rated schools

A short walk to Bruce Castle Museum, showcasing the area's rich history

Excellent transport links: Seven Sisters, Bruce Grove, and Turnpike Lane stations are all nearby, providing easy access to Central London and beyond



KEY FEATURES

- Three bedroom house
- Three reception rooms
- First floor bathroom with separate w.c.
- Downhills Park and Lordship Recreation Ground
- Seven Sister Station, Bruce Grove Station, Turnpike Lane Station
- Own Private garden
- Council tax: C
- EPC Rating: D
- Chain Free

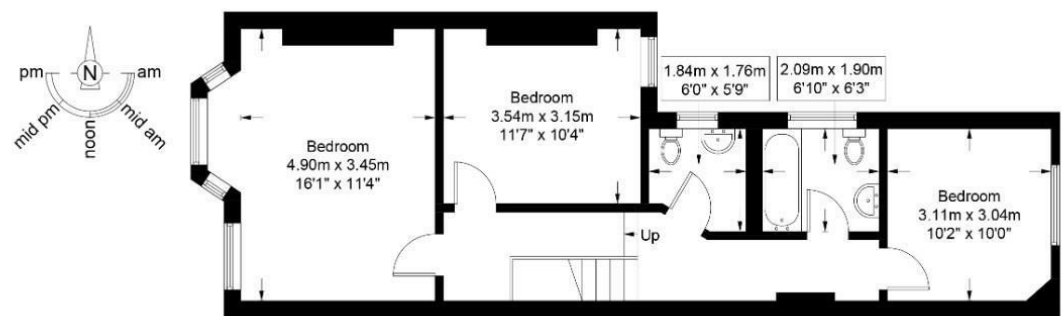




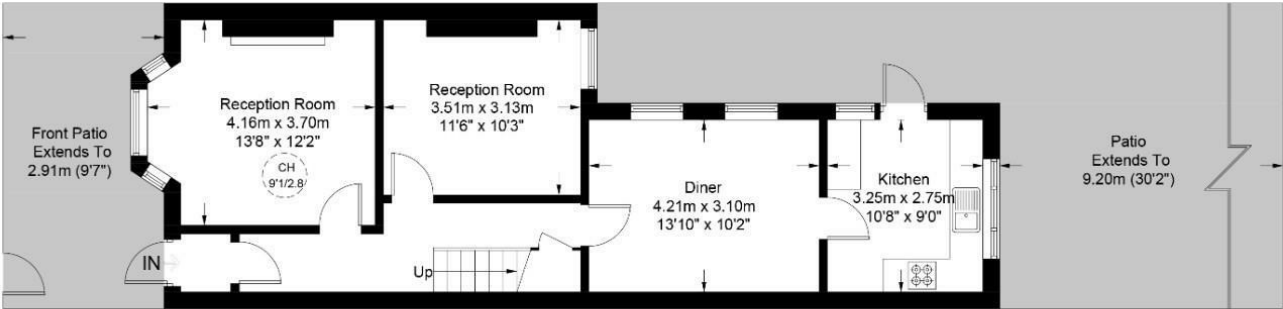


Gloucester Road, N17

Approximate Gross Internal Area = 1274 sq ft / 118.4 sq m

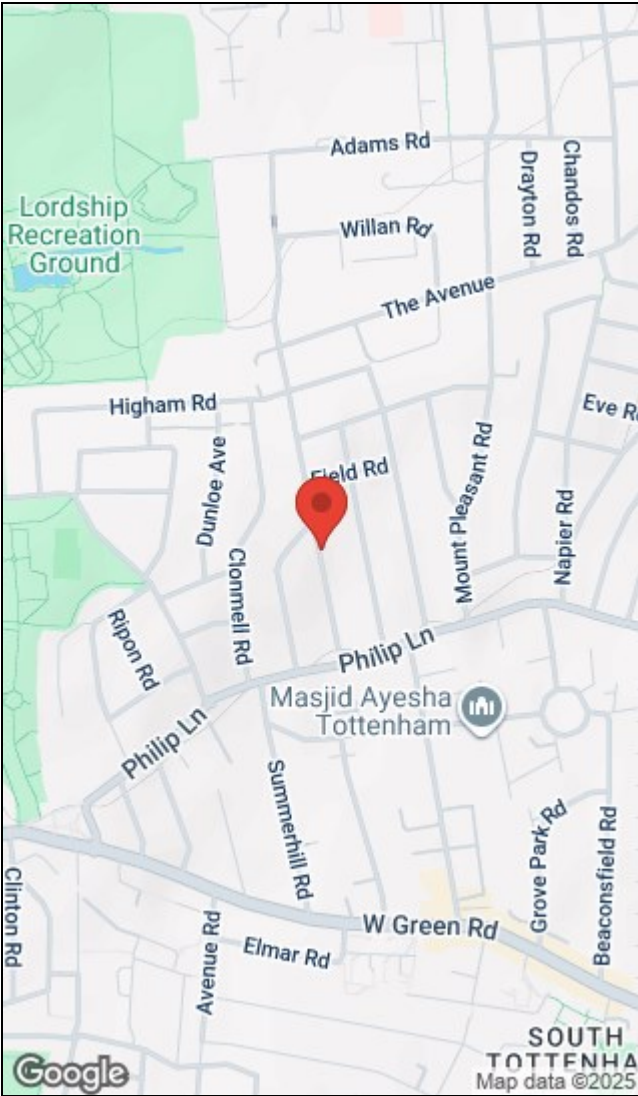


First Floor



Ground Floor

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	84	England & Wales	EU Directive 2002/91/EC	57

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