www.kings-group.net
473 High Street
Tottenham N17 6QA
Tel: 020 8801 2696

Fairbanks Road, London, N17 9JL



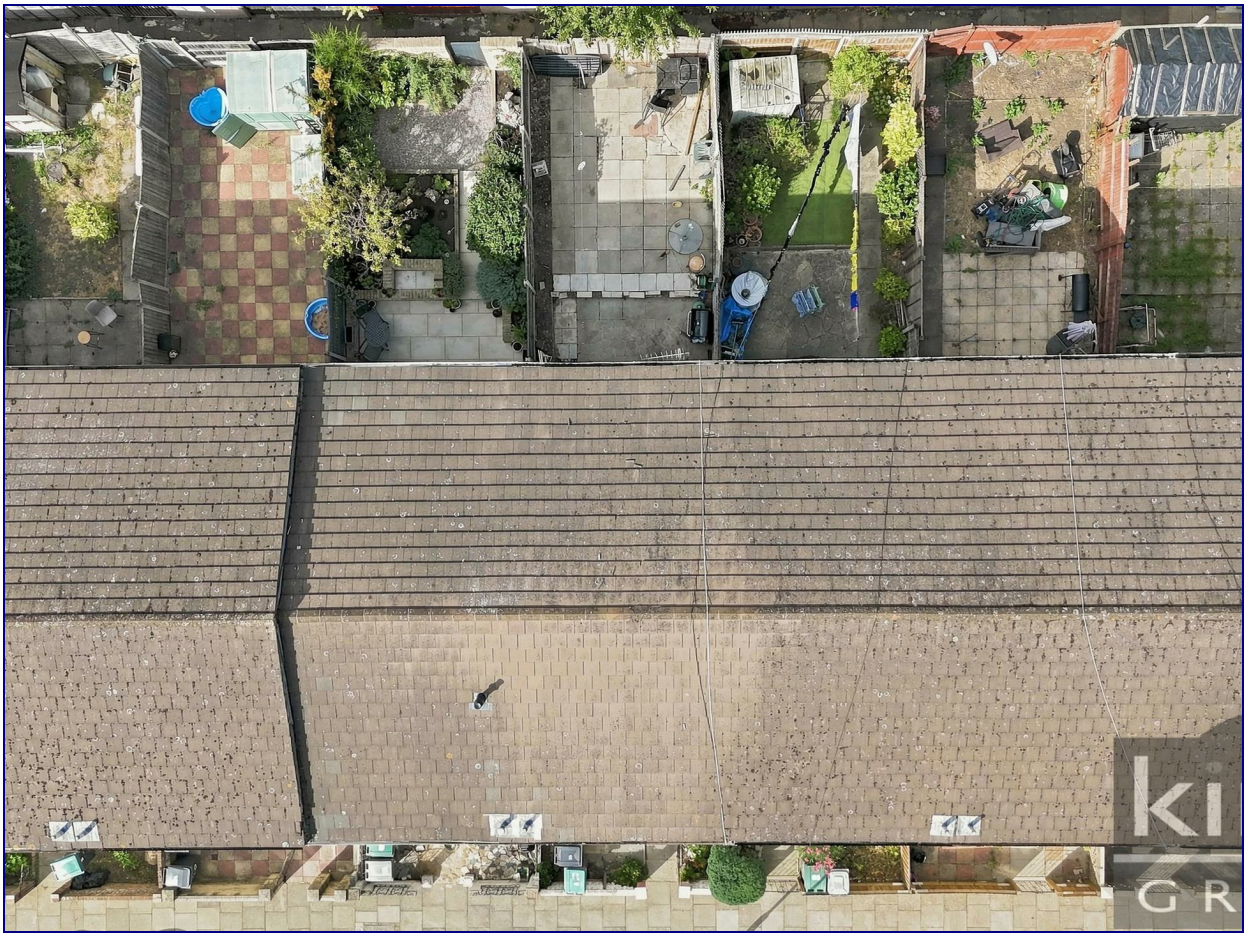




£425,000

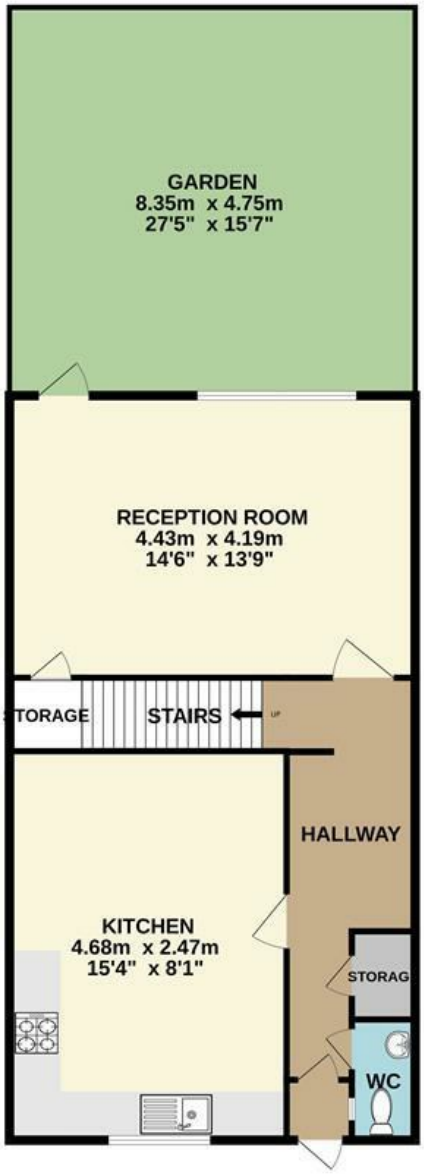
Kings Group are delighted to present this well-proportioned three-bedroom family home, ideally positioned within a quiet cul-de-sac just moments from Tottenham Hale Station. Requiring modernisation throughout, the property offers an exciting opportunity for buyers to create a stylish and comfortable home tailored to their own taste and requirements. Arranged over two floors, the property provides bright and spacious accommodation throughout. The ground floor comprises a generous reception room, a convenient downstairs WC, a well-sized fitted kitchen, and direct access to a private rear garden, providing an ideal space for outdoor entertaining, relaxation and family enjoyment.

To the first floor are two well-proportioned double bedrooms, a further single bedroom, and a three-piece family bathroom. The property offers excellent potential for families looking for a well-connected home, as well as investors seeking an opportunity in an area experiencing continued investment and regeneration.

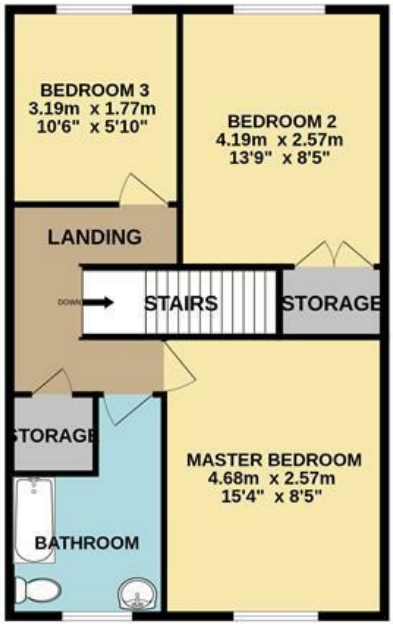




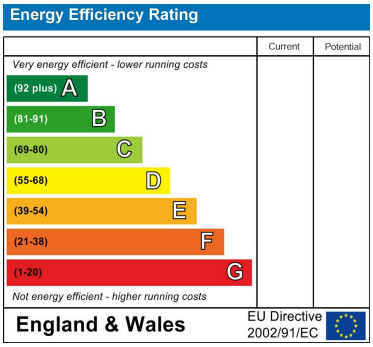
GROUND FLOOR

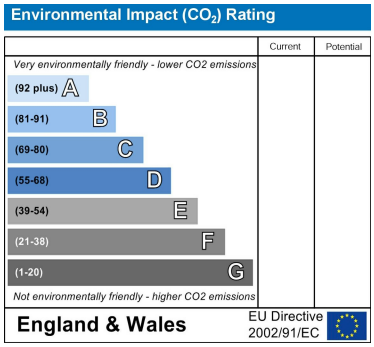


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE ESTAS ESTATE AGENT AWARDS 2014 BEST IN COUNTY ESSEX
THE ESTAS LETTING AGENT AWARDS 2014 GOLD WINNER BEST MEDIUM CHAIN

The Property Ombudsman