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473 High Street  
Tottenham N17 6QA  
Tel: 020 8801 2696

Fairbanks Road, London, N17 9JL

£525,000

- Four Bedroom House
- Well Maintained Throughout
- Double Bedrooms
- Double Glazed
- 0.4 Miles To Tottenham Hale Underground Station

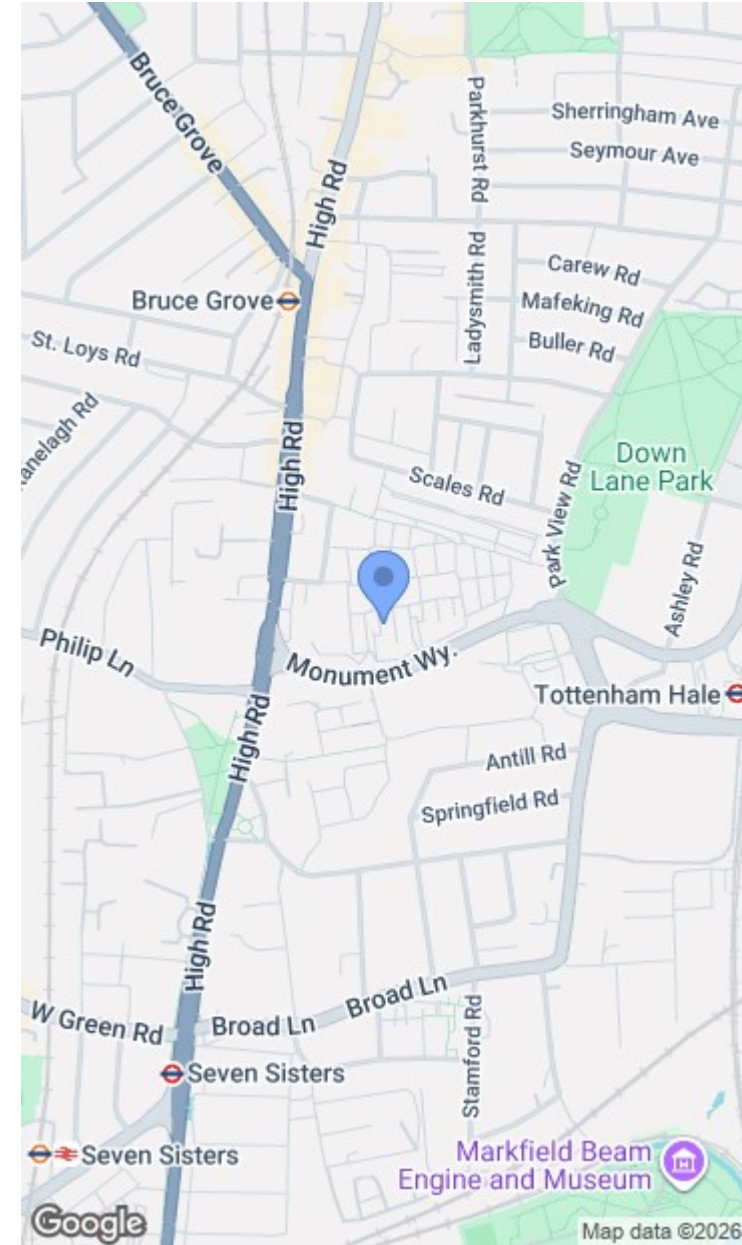
Kings Group are delighted to present this well-maintained four-bedroom townhouse, ideally situated on a quiet cul-de-sac just moments from Tottenham Hale Station. Arranged over three floors, this versatile property offers generous living space and excellent potential for both families and investors alike.

The ground floor comprises a spacious kitchen with scope to extend (subject to planning permission), a convenient W/C, a bedroom, and access to a private rear garden complete with an outbuilding. The first floor features a bright and airy living room, a well-proportioned double bedroom, and a modern three-piece family bathroom. The second floor offers two further double bedrooms, providing ample accommodation throughout.

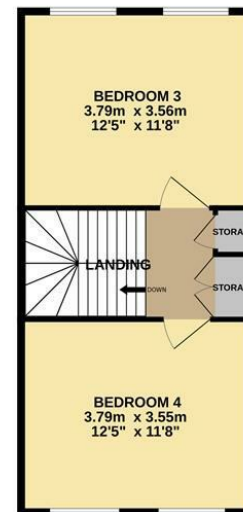
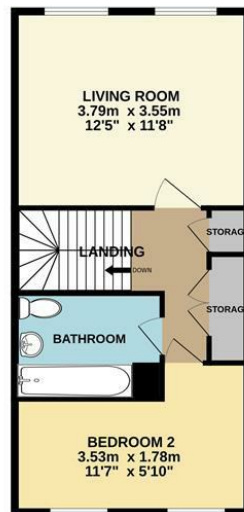
Perfectly located, the property is within walking distance of Tottenham Hale Train and Bus Station, offering swift connections into Central London and beyond. Tottenham Retail Park is also just a short distance away, providing a wide range of shops, restaurants, and everyday amenities. The area continues to benefit from significant regeneration, including recent upgrades to transport infrastructure and the nearby stadium, with the proposed Crossrail 2 development set to further enhance connectivity and long-term value.

Council Tax Band D  
 Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

- Townhouse
- Outbuilding
- Quiet Cul-De-Sac
- Sought After Location
- EPC Rating : C







TOTAL FLOOR AREA: 104.0 sq.m (1119 sq.ft.) approx.

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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