



## Shelbourne Road, London, N17 0JU

### Offers Over £500,000



Nestled on the charming Shelbourne Road in London, this delightful mid-terrace house, dating back to the 1930s, presents an excellent opportunity for those seeking a project to make their own. With three well-proportioned bedrooms, including two doubles and a single, this property is ideal for families or those looking for extra space.

The ground floor boasts two separate reception rooms, providing ample room for relaxation and entertaining. A conservatory and lean-to add further versatility, allowing for a bright and airy atmosphere throughout. The property features a convenient downstairs bathroom, alongside an additional family bathroom upstairs, catering to the needs of a busy household.

One of the standout features of this home is its impressive 100 ft garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Off-street parking is available for two vehicles, a rare find in this bustling area of London.

While the house is in need of modernisation, it offers significant potential for extension to the rear or into the loft, allowing you to create your dream home tailored to your preferences. This property is offered on a chain-free basis and is a probate sale, making it an attractive option for buyers looking to move swiftly.

In summary, this 1930s house on Shelbourne Road is a fantastic opportunity for those with vision and creativity. With its spacious layout, generous garden, and potential for enhancement, it is sure to appeal to a wide range of buyers. Don't miss the chance to transform this house into a beautiful family home.

- 1930's Mid-terrace house
- Two separate reception rooms
- Conservatory & Lean
- Down stair w/c & shower room & upstairs family bathroom
- Two double bedrooms & Single room
- Off street parking for two cars
- 100 ft rear garden
- Chain free (probate sale)
- Close to Northumberland Park over ground
- Easy access to Tottenham Hale & Marshes

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444



Approximate Gross Internal Floor Area = 113.13 sq m / 1218 sq ft

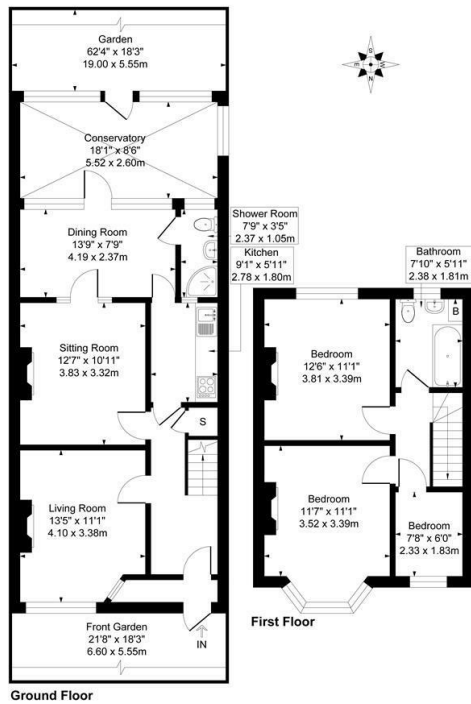


Illustration for identification purposes only, not in scale



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Cole Harding**

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