



FAIRFAX ROAD, N8  
**£1,150,000 FREEHOLD**

## A THREE BEDROOM DOUBLE FRONTED FAMILY HOME.

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## DESCRIPTION:

A rare find, this considerably extended double-fronted family home is located on popular street on the Harringay Ladder.

Entering through the front door, a central hallway leads to both sides of the home. To the left, a formal reception room features warm blue walls contrasted by a beautiful wooden fireplace surround, creating a cozy space or a vibrant home office.

Opposite is a formal study, which can serve as an additional reception room or a flexible space for larger families, potentially as a fourth or guest bedroom.

At the rear of the house, an incredible 23.1x18.7 ft kitchen and dining space awaits. Designed by the owners with social family living in mind, this room is bathed in light from strategically placed skylights and a wall of bifold doors overlooking the rear garden. The second reception room has been opened to integrate with this living space, providing a perfect snug or play area for children.

In an area renowned for extensions, this one stands out. One side boasts a sleek modern kitchen with tiled floors, juxtaposed by a large wooden island.

At the back of the house, a spacious 47.9ft rear garden encompasses an expansive patio area, which extends the ground floor living area, and mature planted garden.

The ground floor is completed by a handy utility room and a ground floor shower room and toilet.

Upstairs, there are three good-sized double bedrooms, all accessible from a large landing space. This level also features a modern family bathroom and a separate toilet.

The property is peacefully located





**Fairfax Road, N8**  
**Approx. Gross Internal Floor Area 1672 sq. ft / 155.34 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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