



Hampden Way, Southgate, London, N14
Chain Free £665,000 Freehold

Anthony Webb
ESTATE AGENTS

Hampden Way, Southgate, London, N14

Chain free extended three bedroom semi-detached 1930s built house with double garage to rear ideally located for Southgate's shops, restaurants, bus routes, Brunswick Park and underground station with Ashmole Primary School a short walk away.

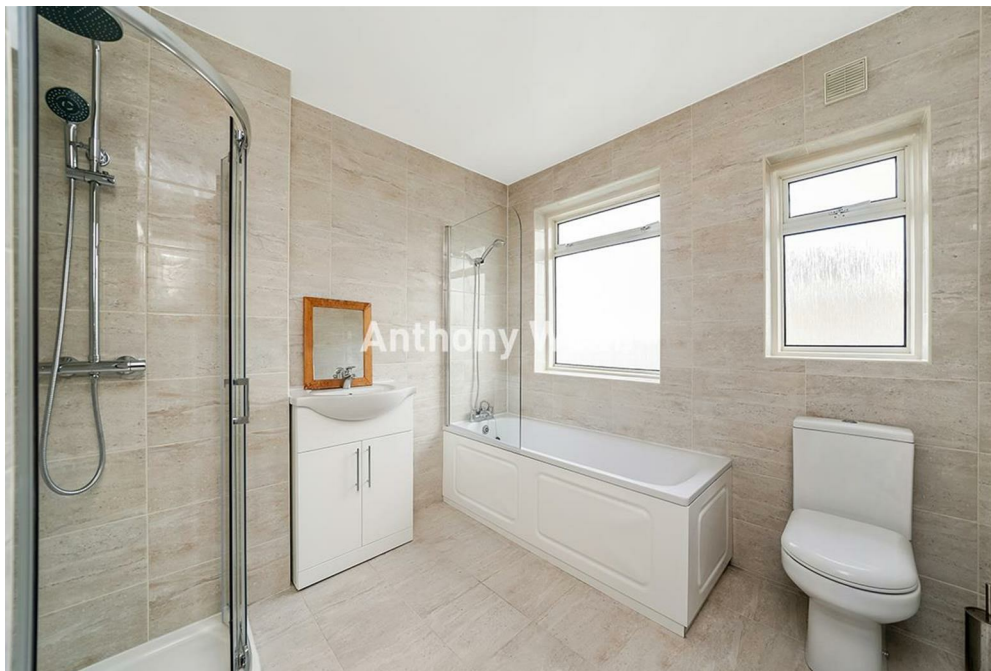
The property which offers just under 1300sq ft of bright and airy living space offers great potential to update and create a wonderful family home.

Large front garden • Porch and front door to good size hallway • Front reception with bay window • Rear reception with doors to garden • Kitchen • Utility room with door to garden and wet room • First floor landing with access to loft space with potential to convert • Two good size double bedrooms with fitted wardrobes and bay windows • Single bedroom with bay window • Modern bath/shower room • Double glazing • Gas central heating • Double garage to rear with power/light and automatic door • Rear garden with side and rear access.

Enfield Council Tax Band F

- Three bedrooms
- 1930s built semi-detached house
- Two receptions
- Kitchen
- Utility room
- Two bath/shower rooms
- Double garage to rear
- Front and Rear gardens





Hampden Way
Southgate
London
N14 7NB

Tenure: Freehold
Gross Internal Area: 1294.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(50-60) C		
(35-49) D		
(20-34) E		
(11-19) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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