

Hill Road, Muswell Hill, London N10 1JE



welcome to

Hill Road, London

Offered chain free, this delightful, light filled, spacious, 3 bedroom (2 double 1 single) mid-terraced house with large rear garden, is located in a quiet residential street perfectly located for the outstanding and sought-after Coldfall Primary School, and Fortismere Secondary school.

Set behind a secluded front garden, the house offers two spacious receptions and kitchen with direct access to the large south west facing rear garden that offers potential to extend (STPP). On the first floor are three bedrooms and a large family bathroom, whilst the large loft provides further potential to extend (STPP).

Situated about 1 mile north of the iconic Muswell Hill Broadway, known for its range of prestige retail therapy including cafes, restaurants, and gastro-pubs, the area is also excellent for those that enjoy the outdoors, with great local facilities such as Muswell Hill golf club and Muswell Hill Methodist tennis club, in addition to the many large parks and woodlands to be explored including Alexandra Palace & Park and Coldfall Woods, whilst the Parkland Walk runs from Muswell Hill to Finsbury Park.

In terms of commuting, Muswell Hill is well positioned to provide access to myriad bus routes and Tube/rail access via Highgate and East Finchley (Northern Line), Alexandra Palace (Northern Rail) and Bounds Green (Piccadilly Line) stations which offer great access to the City and West End.







Hill Road, London, N10

Approximate Area = 929 sq ft / 86.3 sq m (excludes store)

For identification only - Not to scale



GROUND FLOOR





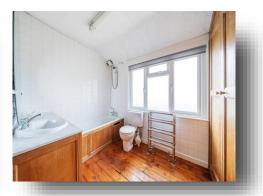
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- 2 Receptions
- Fitted Kitchen
- 3 Double Bedrooms
- Large Bathroom
- 80' Garden

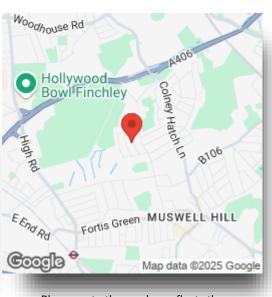
Tenure: Freehold EPC Rating: D, Council Tax Band: E

Offers in the Region of £650,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH105570



Property Ref: MUH105570 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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