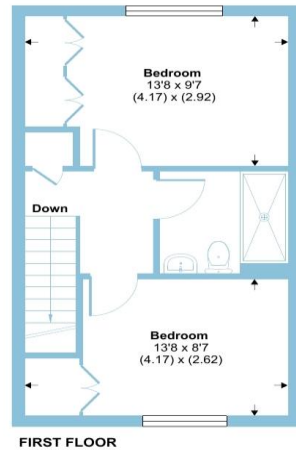
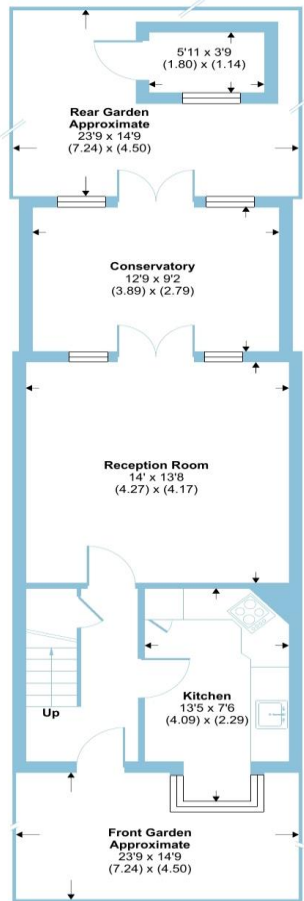




Hampton Close, London N11 3PR

Hampton Close, London, N11

Approximate Area = 827 sq ft / 76.8 sq m
Outbuilding = 23 sq ft / 2.1 sq m
Total = 850 sq ft / 78.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Barnard Marcus. REF: 1081151



welcome to Hampton Close, London

- Two Bedroom House
- Cul-De-Sac Location
- Two Parking Spaces

- New Southgate Station 0.1 Miles Away
- Sold Chain Free

Tenure: Freehold

EPC Rating: B

offers in excess of **£500,000**



A two bedroom terraced family home located in this peaceful cul-de-sac. Positioned 0.1 miles from New Southgate Mainline and 0.5 miles from Arnos Grove Tube Stations, the property could be appealing to a purchaser wanting to commute into town.

The accommodation offers a reception room, fitted kitchen and conservatory diner overlooking this property's rear garden. To the first floor there are two good-sized bedrooms and the family bathroom. Externally the rear garden is 23ft long with off street parking to the front as well as one extra allocated parking space. The residence also benefits from fitted solar panels and is located in close proximity to local shops, amenities, schools and transport links. Steeped in history, New Southgate & Friern Barnet also known as little Barnet is perfect for both families and commuters. For those needing good transport links, Friern Barnet benefits from fast access in and out of central London via the zone four Piccadilly Line tube station at Arnos Grove and Overground at New Southgate. For car users, the A406 (North Circular Road) is nearby.

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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.

Property Ref:

WTS106752 - 0007

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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