



Hampton Close, London N11 3PR

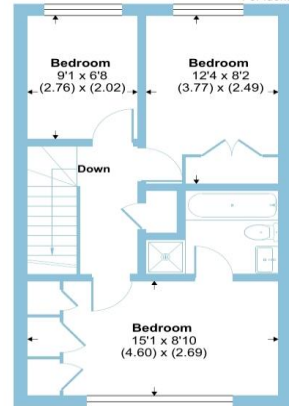
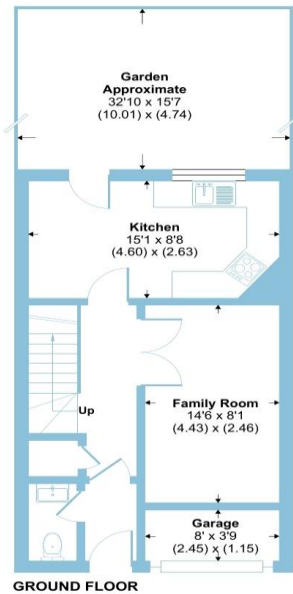
Hampton Close, London, N11

Approximate Area = 1227 sq ft / 113.9 sq m

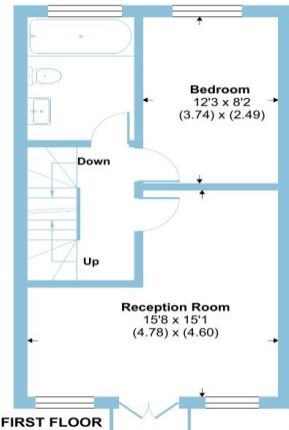
Garage = 30 sq ft / 2.7 sq m

Total = 1257 sq ft / 116.6 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2025. Produced for Barnard Marcus. REF: 1283766

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welcome to Hampton Close, London

- Four Bedroom Townhouse
- Cul-de-sac location
- Kitchen Breakfast Room

Tenure: Freehold

EPC Rating: C

- 0.1 miles to New Southgate Mainline Station
- Family Bathroom + En-Suite

Council Tax Band: F

£750,000



Located in this quiet cul-de-sac is this well-presented four-bedroom town house. This home is perfect for the growing family looking to be close to the local areas cafes, restaurants and shop and also those wishing to be close to transport links. The residence comprises of a welcoming entrance hall leading onto a downstairs guest WC, family room and fitted kitchen breakfast space with direct access to the rear garden. To the first floor there is a sizeable reception room diner, bedroom and family bathroom, whilst to the second floor there are three additional bedrooms with en-suite to the master. Externally there is off street parking and access to the garage which is ideal for some storage space. The property also offers potential in abundance. Situated just 0.1 miles from New Southgate & 0.5 miles from Arnos Grove Stations this can be very appealing for those commuting into Central London. Located 0.2 miles from St Pauls Primary School this is an ideal family home. 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.

view this property online barnardmarcus.co.uk/Property/WTS107342



Property Ref:

WTS107342 - 0002

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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