



CONNAUGHT GARDENS, N13 5BS



£699,999 Freehold

- DETACHED
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- GARAGE
- OFF STREET PARKING
- THROUGH LOUNGE
- THREE DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- 80' GARDEN
- TREMENDOUS SCOPE

Property Details

We have pleasure in offering for sale this detached property situated in this popular residential turning and backing Hazelwood Recreation Ground. The accommodation consists of a spacious hallway with a downstairs cloakroom off, through lounge, kitchen/breakfast room. On the first floor are three double bedrooms and a family bathroom. The rear garden is approximately 80' and the front garden has off street parking and access to the garage at side. The property has tremendous scope to enlarge subject to obtaining any necessary consents.



Connaught Gardens- N13

Approximate Gross Internal Area 129.1 m² ... 1390 ft² (excluding garden)



GROUND FLOOR

FIRST FLOOR

This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

