** LOFT SPACE 4TH BEDROOM POTENTIAL ** STYLISH AND TASTEFULLY PRESENTED BAY FRONTED THREE-DOUBLE BEDROOM MID-TERRACED PERIOD PROPERTY WHICH HAS BEEN EXTENDED TO THE REAR. The bright and spacious accommodation comprises; an entrance hallway, a large front reception room, a full-width dining/living area to the rear with panoramic double-glazed doors overlooking the rear garden, an extended fully fitted kitchen, downstairs guest cloaks WC, to the first-floor level there are three-good-size bedrooms a and large family bathroom with separate WC. There is a large rear garden with a raised timber decked area and underneath a storage cellar.
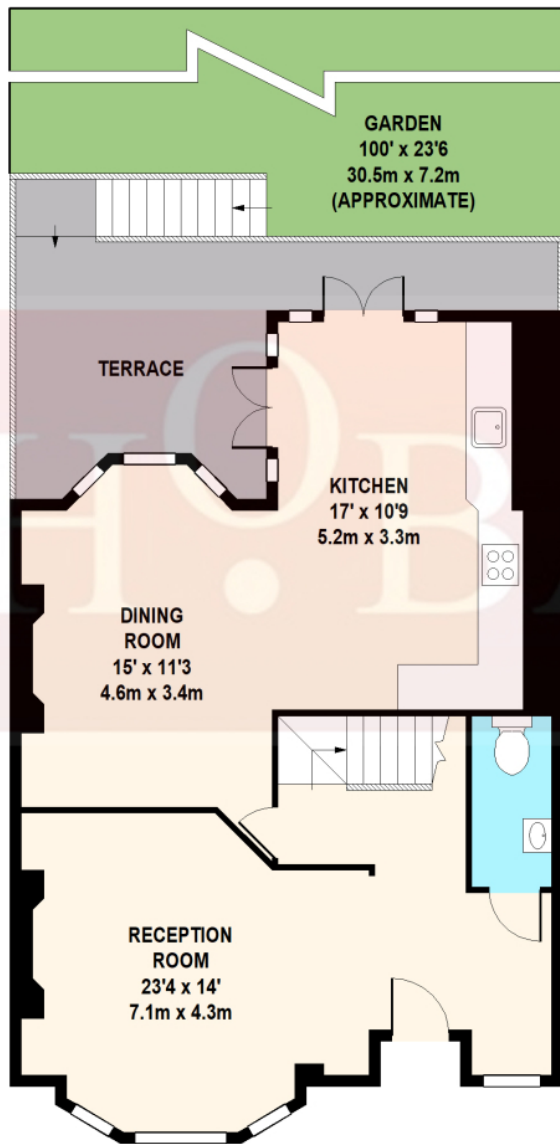
6, Hillside Avenue, New Southgate, London, N11 3DE
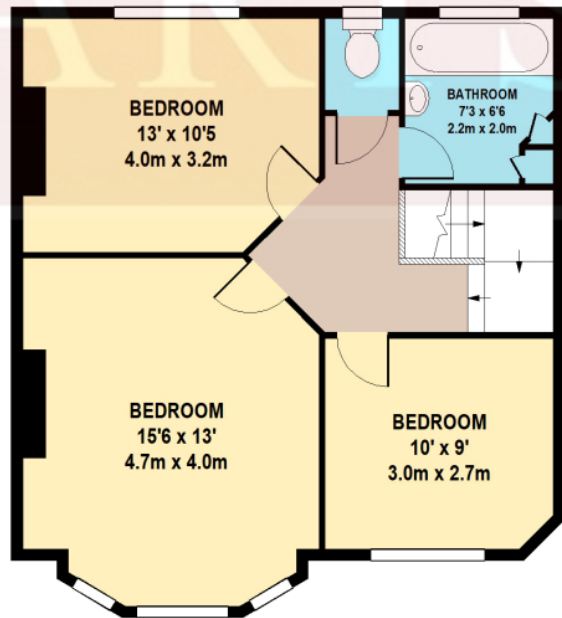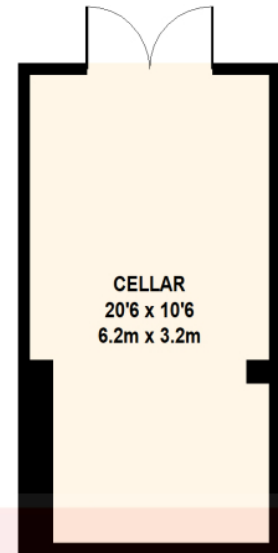
£775,000 | Freehold

- Three-Double Bedrooms
- Large Rear Garden
- Family Bath/Shower Room/Seperate WX
- Guest Cloaks W/C
- Storage Cellar
- Close to Shops/Park/Amenities

- Extended Fitted Kitchen
- Two Reception /Living Areas
- Raised Timber Decked Patio Area
- Period Features & Characteristics
- Close to Ofsted Highly Rated Schools
- Close to National Rail (20/25 Mins City/West End)

N

CELLAR
20'6 x 10'6
6.2m x 3.2m

GARDEN
100' x 23'6
30.5m x 7.2m
(APPROXIMATE)

TERRACE

KITCHEN
17' x 10'9
5.2m x 3.3m

DINING ROOM
15' x 11'3
4.6m x 3.4m

RECEPTION ROOM
23'4 x 14'
7.1m x 4.3m

BATHROOM
7'3 x 6'6
2.2m x 2.0m

BEDROOM
13' x 10'5
4.0m x 3.2m

BEDROOM
15'6 x 13'
4.7m x 4.0m

BEDROOM
10' x 9'
3.0m x 2.7m

GROUND FLOOR

1ST FLOOR

HILLSIDE AVENUE
TOTAL APPROX. FLOOR AREA 1232 SQ.FT. (114 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here,
measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating

Very energy efficient - lower running costs

	Current	Potential
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

England, Scotland & Wales — EU Directive 2002/91/EC

Address: Hillside Avenue, New Southgate , N11

Tenure:
 Freehold

Ground Rent:

Service Charges:

Viewings:
Strictly by appointment via
HOBARTS ESTATE AGENTS
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