



FREEHOLD

House - Semi-Detached

**119 HAMPDEN WAY,
LONDON, N14 5AU**

Asking Price

£650,000

FEATURES

- Chain Free
- Three Bedrooms
- Through Lounge
- In Catchment of Outstanding Schools
- Large Garage & Off Street Parking to Rear
- Family Bathroom
- Separate Kitchen
- Garden



RASH & RASH

3 Bedroom House - Semi-Detached located in London

ASHMOLE CATCHMENT - Situated just 0.2 miles from the highly regarded Ashmole Primary School, this charming three bedroom semi-detached home offers an excellent opportunity for families and buyers looking to add value in a prime location.

The ground floor features a welcoming through lounge and a separate kitchen, while the first floor comprises three bedrooms and a family bathroom. The property offers fantastic scope to modernise, with potential to extend to the rear and into the loft, subject to the usual planning consents, making it an ideal chance to create a bespoke family home.

Externally, the rear garden provides access to a large garage with parking for two vehicles, conveniently reached via a side gate and rear access road. Further benefits include side access to the house and a well maintained front garden.

Ideally positioned within approximately 0.35 miles of Hampden Square, the property enjoys easy access to local shops, cafés, transport links, everyday amenities and local schools such as Ashmole, Osidge and Monkfrith.



Call us on

02088822828

info@rashand rash.com

<https://www.rashand rash.com/>

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D			
(39-54) E			47
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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