



Hatley Road, N4 3NN

Guide Price £1,050,000
Freehold



Hatley Road N4

Well loved by the current owners for over 40 years and nestled in the heart of the vibrant Finsbury Park area, this charming 3-bedroom house on Hatley Road offers the perfect blend of comfort and convenience for family living.

The entrance is marked by a well-tended front garden and beautiful flower beds contribute to the home's inviting curb appeal.

Upon entering, the ground floor boasts a spacious dual reception room, offering a fantastic space for both living and dining. A large window floods the room with natural light, while a cast-iron fireplace and coving to the ceiling add a touch of period charm.

Adjacent, a generous eat-in kitchen offers an array of wall and base units, providing ample storage for appliances, space for food preparation and is further complemented by a Stoves Sterling range cooker and a free-standing American-style fridge freezer. Patio doors lead out to the private rear garden, a delightful sun trap requiring minimal maintenance and benefitting from attractive flower beds, a storage shed and brick BBQ - the perfect space for outdoor dining and entertaining.

Back inside, stairs lead up to a half landing offering a fully tiled family bathroom featuring a bath and separate shower, a low-level WC, and an inset wash basin with vanity storage above and below. Additionally, there is a guest WC for added practicality and the first of three bedrooms, a comfortable double located towards the rear.

On the first floor, you'll find two further bedrooms; the principal bedroom spans the full width of the house, flooded with natural light by two large windows. Bespoke built-in wardrobes and storage in the alcoves provide practical storage, while ceiling cornices add to the grand feel of the space.

Hatley Road is a charming and quiet street, lined with beautiful trees and has a strong community feel. There's plenty of local shops, cafes, restaurants and amenities within easy walking distance whilst also being close to several public transport options, including multiple bus routes and the nearby Finsbury Park Station (Piccadilly & Victoria lines, National Rail and Thameslink). The popular Parkland Walk nature reserve and Finsbury Park itself is only a short walk away, excellent for dog walking, jogging or an enjoyable stroll.

Don't forget to take a look at the new City North development, there's a M&S Food Hall and a Picturehouse cinema, all exciting new additions to the area.

Freehold house | Three double bedrooms | Dual reception room | Large kitchen/diner | Private rear garden | Family bathroom and additional guest WC | Convenient location for amenities and transport | 1165 SQ FT - 108.2 SQ M | Well maintained throughout

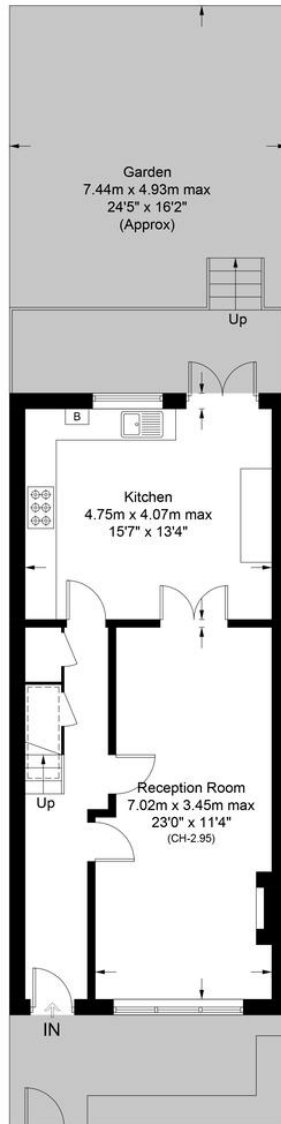




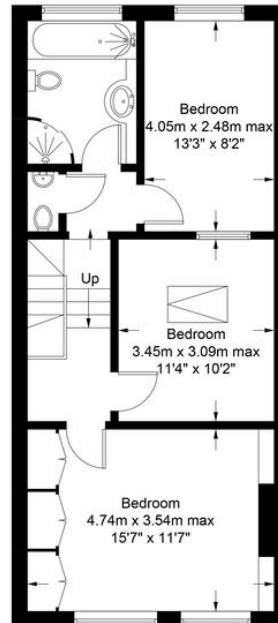


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Approximate Gross Internal Area = 1151 sq ft / 106.9 sq m
 Reduced Headroom = 14 sq ft / 1.3 sq m
 Total = 1165 sq ft / 108.2 sq m



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1098356)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

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