



Hedge Lane, London, N13
Chain Free £575,000 Freehold

Anthony Webb
ESTATE AGENTS

Hedge Lane, London, N13

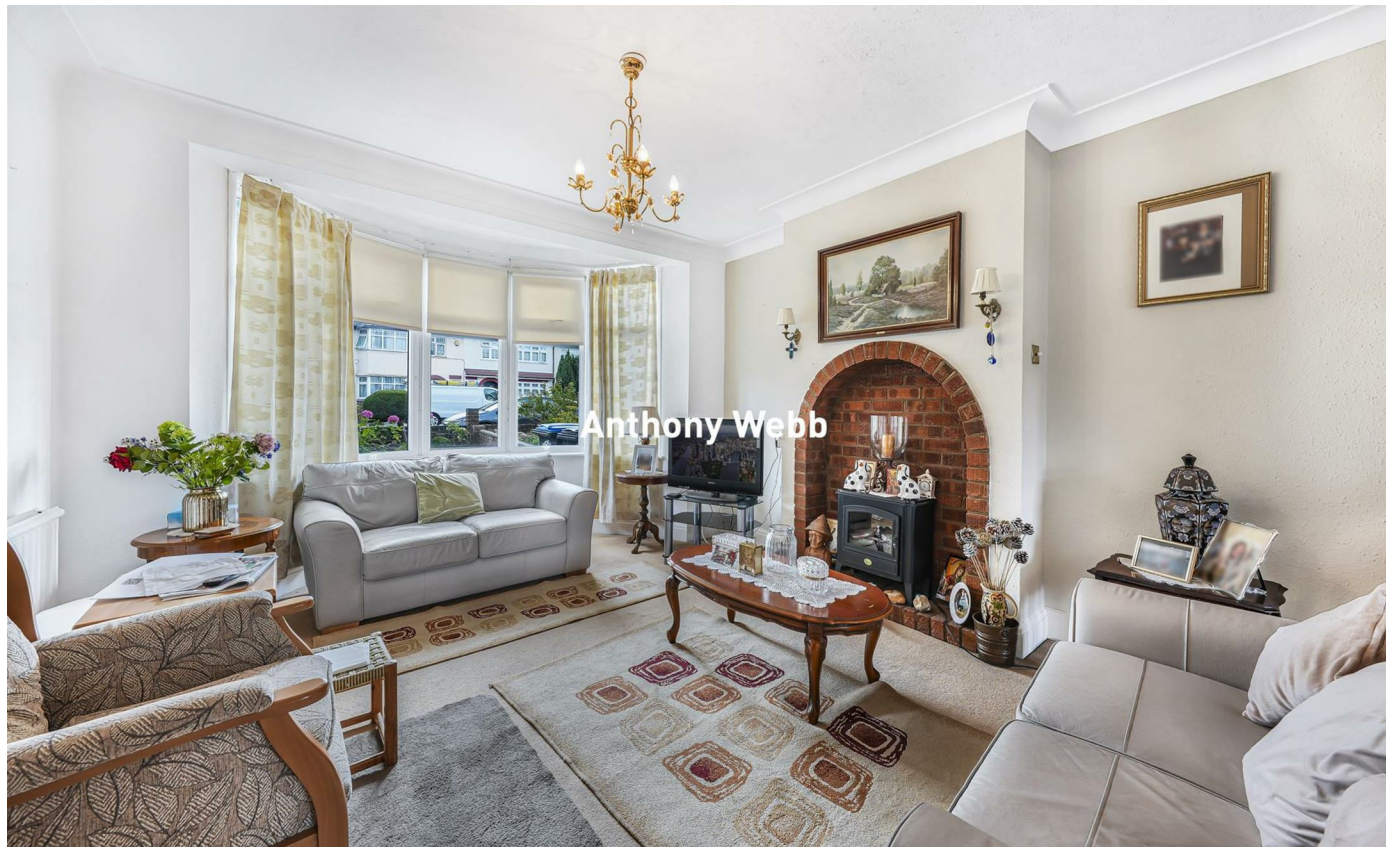
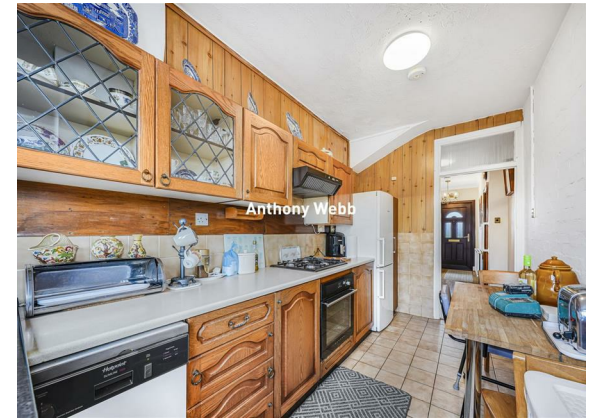
A CHAIN FREE and well presented three bedroom 1930s built end of terrace house offering excellent potential to improve and extend to create a wonderful family home.

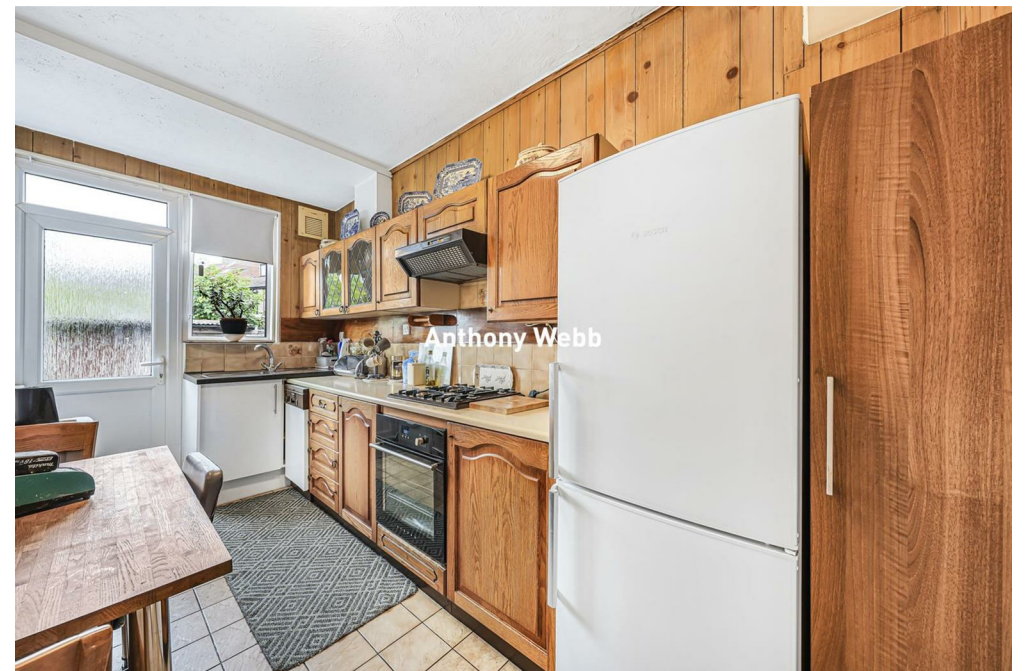
This property benefits from a bright through lounge, a galley kitchen, a ground floor w.c., three good sized bedrooms, a family shower room, double glazing, gas central heating, front and rear gardens and a garage to rear.

Hedge Lane is located off Green Lanes and is ideally placed for local shops, restaurants, bus routes and mainline stations into Finsbury Park and Moorgate. Southgate underground station is a short ride away via the W6 bus route. The property is within several school catchments including St Monica's Catholic primary school and Winchmore Secondary school.

Enfield council band E

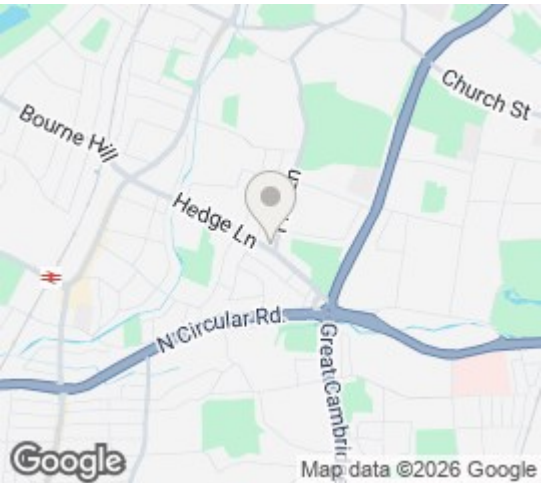
- CHAIN FREE
- Three bedrooms
- Through lounge
- Galley kitchen
- Ground floor W.C
- Garage to rear
- Front and rear gardens
- Double glazing + gas central heating



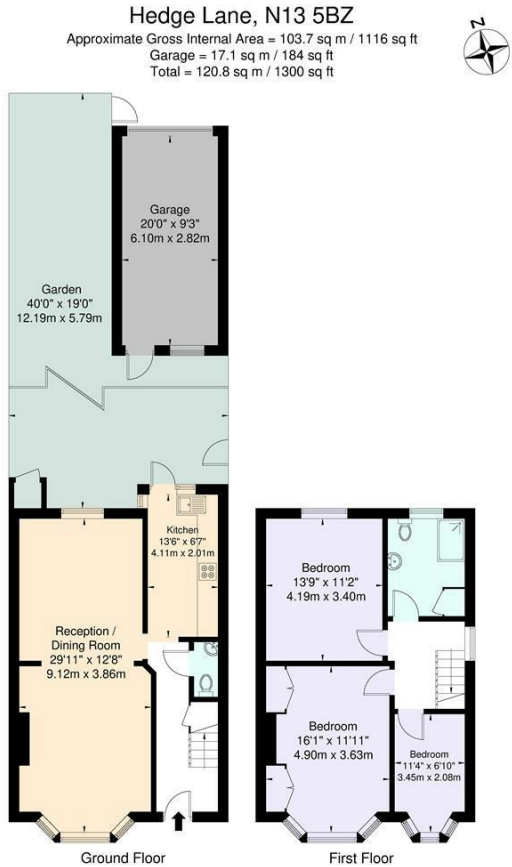


Hedge Lane
London
N13 5BZ

Tenure: Freehold
Gross Internal Area: 1116.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(50-60) C		
(39-48) D		
(29-38) E		
(17-28) F		
(1-16) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(50-60) C		
(39-48) D		
(29-38) E		
(17-28) F		
(1-16) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



For Illustration Purposes Only - Not To Scale
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