



# 170 HUXLEY ROAD (HOUSE)

LONDON, N18 1LE

£579,999

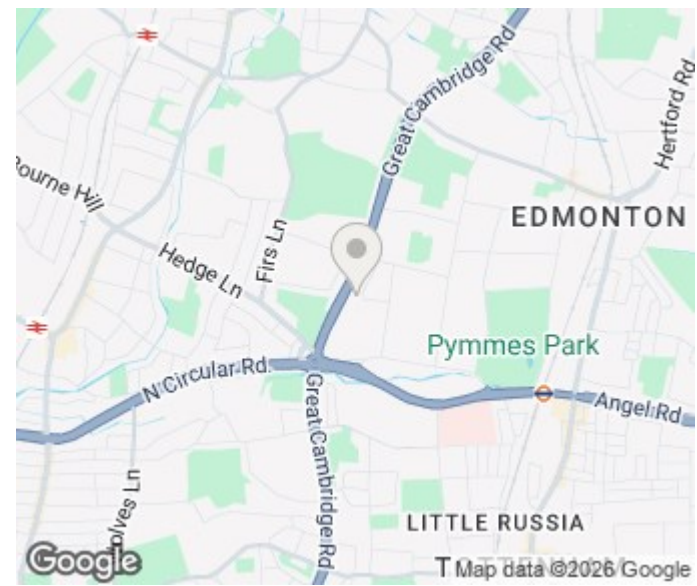
Nestled on the charming Huxley Road in Edmonton, London, this delightful house offers a perfect blend of comfort and versatility. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The well-appointed kitchen provides a functional space for culinary enthusiasts, while the three inviting bedrooms ensure ample accommodation for families or those seeking extra space.


The house boasts two modern bathrooms, thoughtfully designed to cater to the needs of a busy household. Each room is filled with natural light, creating a warm and welcoming atmosphere throughout the home.

In addition to the main living space, this property features a separate studio on the side, providing an excellent opportunity for a home office, art studio, or guest accommodation. This additional



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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/tenants are advised to recheck the measurements

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