



Huxley Place, London, N13
Offers In Excess Of £650,000 Freehold

Anthony Webb
ESTATE AGENTS

Huxley Place, London, N13

A well presented "Matthews" built three bedroom 1930s built end of terrace family house benefitting from two good size receptions, an extended kitchen/diner, family bathroom, off street parking, rear garage and good size private rear garden.

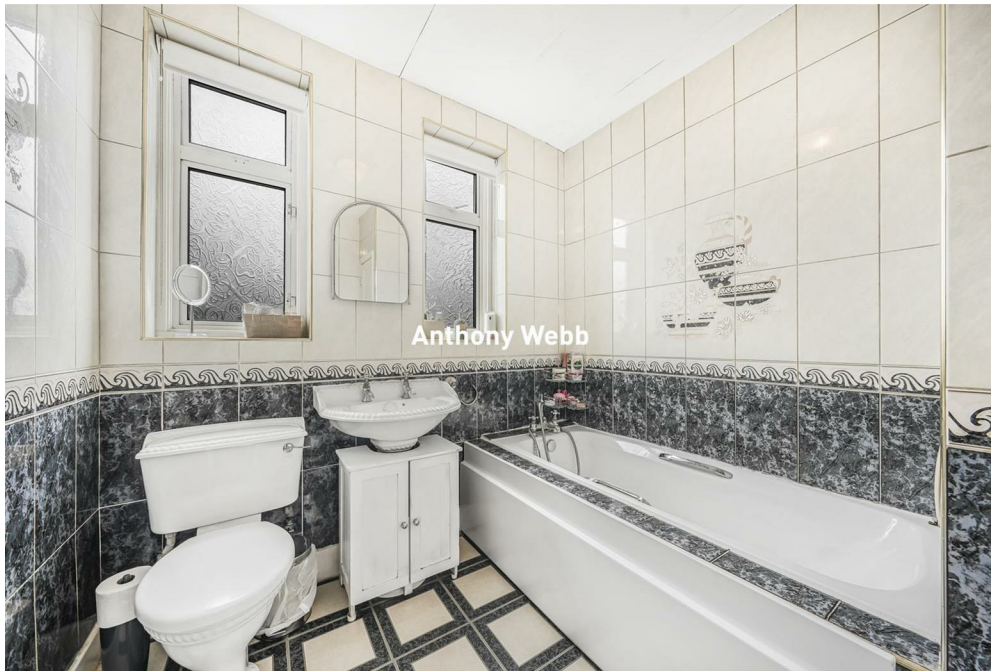
Huxley Place is a quiet residential cul-de-sac turning off Hedge Lane close to Palmers Greens shops, restaurants, Broomfield Park and mainline station into Moorgate. Southgate underground station and Grovelands Park are a short ride away via the W6 bus route. Hazelwood recreation ground and the New River are also a short walk away.

Spacious hallway with understairs cupboard and stained glass front door • Living room with bay window, laminate floor and feature fireplace • Dining room with laminate floor and doors to garden • Extended kitchen/diner • First floor landing with access to loft space • Family bathroom • Two good size double bedrooms both with bay windows • Good size single bedroom • Double glazing • Gas central heating • Off street parking • Garage to rear via side access • Rear garden with mature shrub/tree borders.

Enfield Council tax band E

- Three bedrooms
- 1930s built end of terrace house
- Two receptions
- Extended kitchen/diner
- First floor family bathroom
- Double glazing/gas central heating
- Off street parking/Garage to rear
- Rear garden



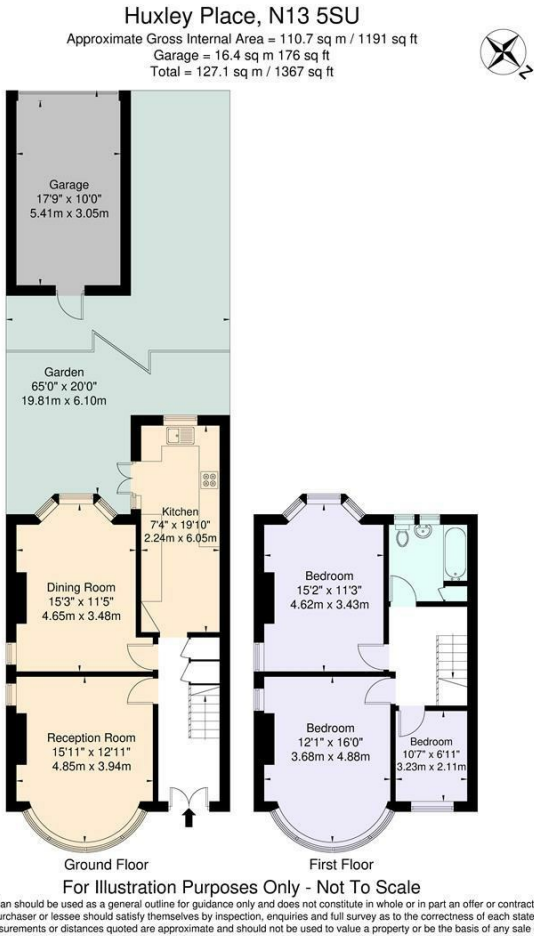


Huxley Place
London
N13 5SU

Tenure: Freehold
Gross Internal Area: 1191.00 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		
(19-28) F		
(1-18) 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		
(19-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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