



HAMPDEN WAY, SOUTHGATE, N14

We are pleased to offer for sale this bright and airy extremely well presented three bedroom, two reception terraced home with a large west-facing garden that backs on to the pretty Brunswick Park.

This property offers 3 well sized bedrooms, 2 separate reception rooms, a recently fitted kitchen, bathroom with separate WC, off street parking for two cars, west-facing garden with two patio areas plus a garage to the rear. Hampden Way is within a short walk of the local amenities of Hampden Square and within a 20 minute walk of Southgate High street & Underground Station (Picc Line).

The property is well-located for the excellent Primary and Secondary schools of the area and falls within the catchment criteria of Ashmole Academy (both Primary and Secondary) and is also close to St Andrews, Brunswick Park & Osidge Primary Schools.

VIEWING IS HIGHLY RECOMMENDED.



ACCOMMODATION

* BRIGHT & WELL PRESENTED TERRACED HOUSE * 3 WELL SIZED BEDROOMS * 2 SEPARATE RECEPTION ROOMS * RECENTLY & WELL FITTED KITCHEN * BATHROOM & SEPARATE WC * APPROX 85FT WEST FACING GARDEN WITH 2 PATIO AREAS & VEGETABLE PATCH * OFF STREET PARKING FOR 2 CARS * GARAGE TO THE REAR * CATCHMENT AREA FOR EXCELLENT LOCAL SCHOOLS *

SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING

PRICE: £650,000 FREEHOLD

ENTRANCE HALL

Enter through the UPVC double glazed front door into the bright, neutrally decorated entrance hall. Wood effect laminate flooring, radiator, understairs storage & cloak cupboard. Picture rails & pendant lighting to the ceiling. Access to the dining room, living room, kitchen and carpeted stairs leading to the first floor.



DINING ROOM 15'5 x 9'11 (4.70m x 3.02m)

Double glazed bay window to the front with radiator beneath. Wood effect laminate flooring, picture rails & pendant lighting to the ceiling. Feature fireplace with marble surround & hearth.



LIVING ROOM 16'1 x 9'11 (4.90m x 3.02m)

Double glazed French Doors to the rear. Picture rails & pendant lighting to the ceiling. Solid Oak original herringbone flooring.



KITCHEN 10'1 x 6'9 (3.07m x 2.06m)

Double glazed door to the rear & laminate flooring. High gloss, handleless wall & base units offering lots of handy storage. Plumbed for washing machine & dishwasher & freestanding cooker & fridge freezer.



LANDING

Carpeted stairs leading to this bright landing. Access to all three bedrooms, bathroom & separate WC.



BEDROOM 1 15'7 x 10'0 (4.75m x 3.05m)

Double glazed window to the rear with radiator beneath. Carpeted, with picture rails & pendant lighting.



BEDROOM 2 13'5 x 10'0 (4.09m x 3.05m)

Double glazed window to the front, with radiator beneath three light ceiling spotlight to the ceiling. Carpeted.



BEDROOM 3 12'4 x 6'10 (3.76m x 2.08m)

Double glazed window to the rear with radiator beneath. Carpeted with pendant lighting to the ceiling.



BATHROOM / SEPARATE WC

Both with double glazed frosted windows to the front. Shower bath fitted with a pump. Wash handbasin with vanity unit beneath. Fully tiled.



GARDEN approx 85' (approx 25.91m)

Approximately 85ft long thoughtfully sectioned with the patio area nearest the house, leading to the block-paved seating area and then the vegetable patch, leading to the garage & barbecue area at the rear.



REAR ELEVATION

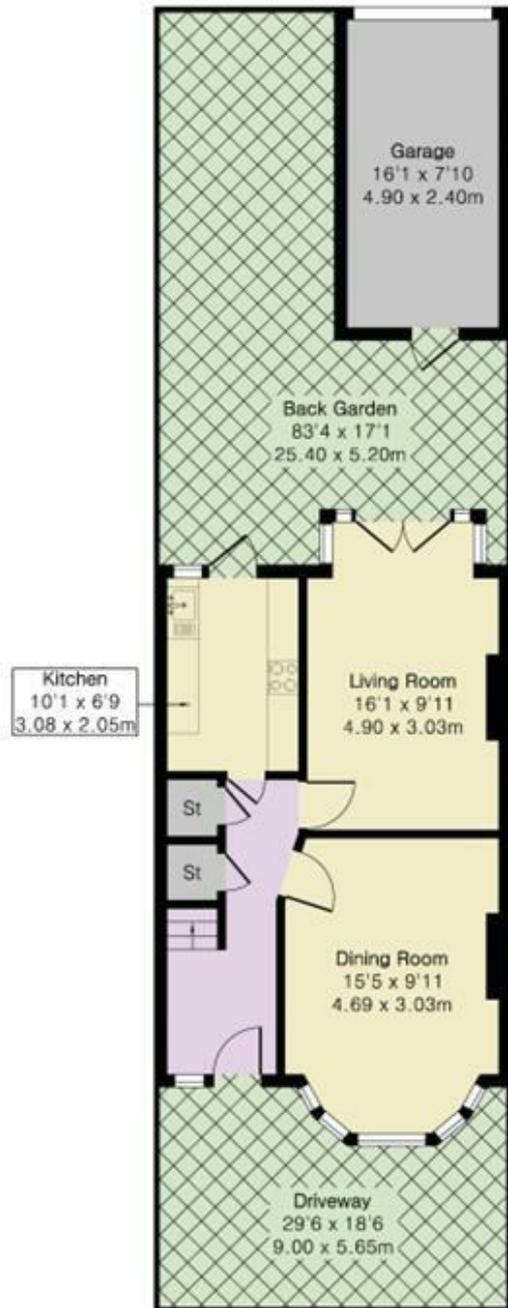


GARAGE TO REAR 16'1 x 7'10 (4.90m x 2.39m)

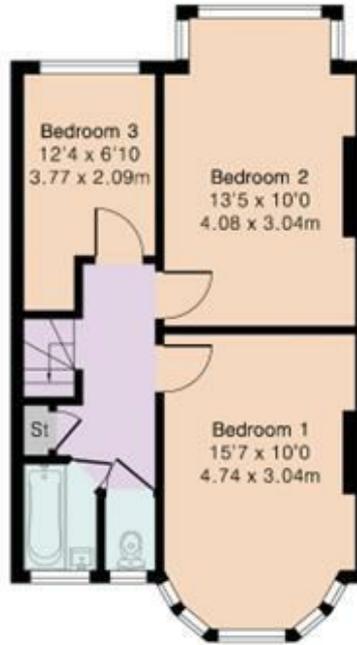
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Approximate Gross Internal Area 978 sq ft - 90 sq m
(Excluding Garage)

Ground Floor Area 489 sq ft - 45 sq m
First Floor Area 489 sq ft - 45 sq m
Garage Area 127 sq ft - 12 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	82
64	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.