



Huxley Place, London, N13
£675,000 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.

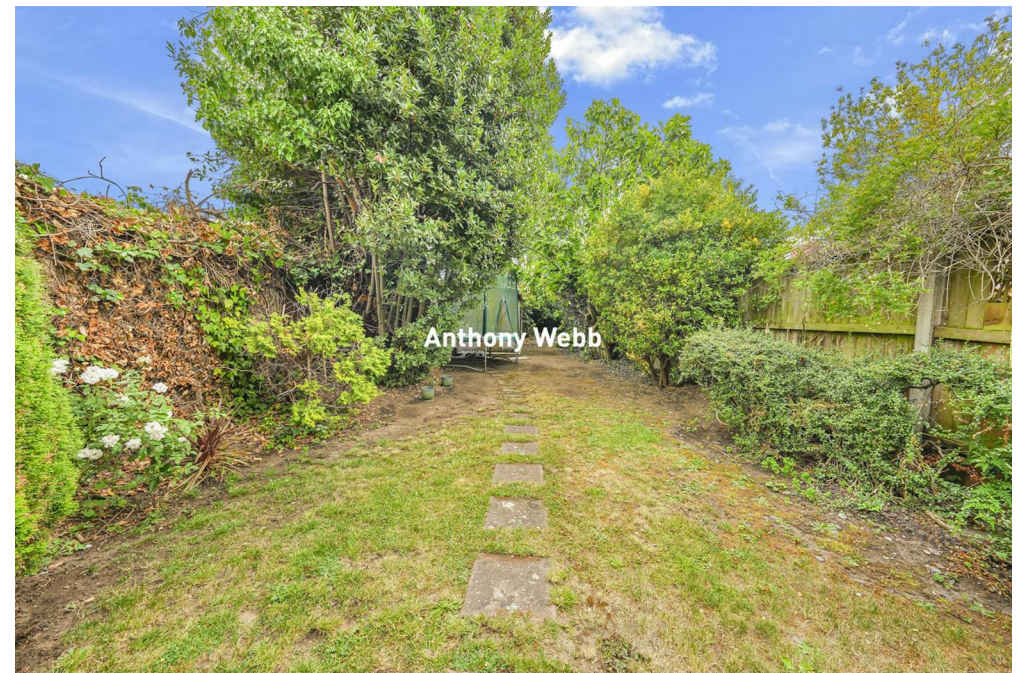
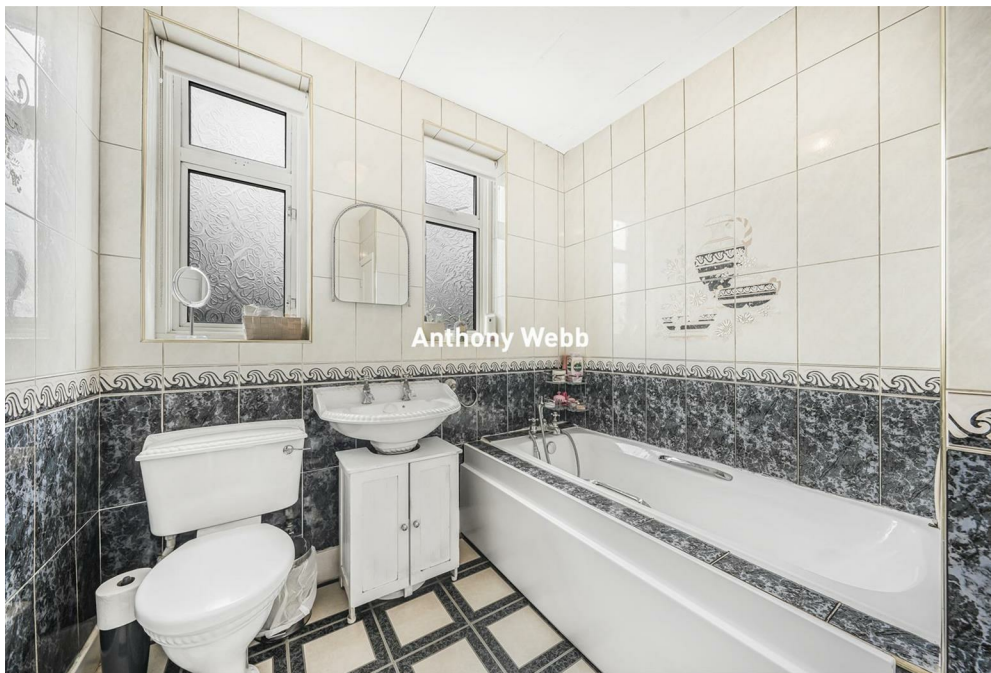
Huxley Place is a quiet residential cul-de-sac turning off Hedge Lane close to Palmers Greens shops, restaurants, Broomfield Park and mainline station into Moorgate. Southgate underground station and Grovelands Park are a short ride away via the W6 bus route. Hazelwood recreation ground and the New River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



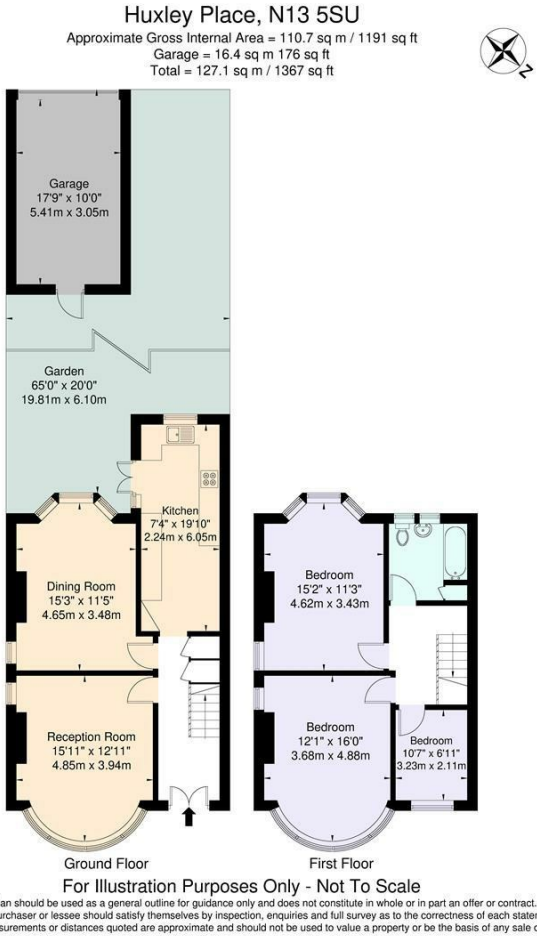


Huxley Place London N13 5SU

Tenure: Freehold
Gross Internal Area: 1345.50 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		



Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

