



For Sale

Hampden Way, Southgate N14
Asking price £649,950

This 3 bedroom semi-detached house located in the sought after location of Southgate. This wonderful property boasts a large through lounge, gas central heating, 3 piece fully tiled bath suite, large separate kitchen, off-street parking, rear garden with patio and basement Off -street parking.

The property is within a short walk to The Green's shopping amenities and within a 10 minute walk to Arnos Grove tube station (Piccadilly Line) or Southgate Station. The property is also located within a 10 minute walk to Walker Primary school and Ashmole secondary school.

Also potential for extensions STPP! MUST BE SEEN" CHAIN FREE!

MUST BE SEEN!

PROPERTY MISDESCRIPTION ACT 1991

Nicholas James make every effort to ensure the accuracy of these details, it should be noted that the above measurements are approximate. Nicholas James has not tested any equipment, fixtures, fittings or services and so cannot confirm that they are in working order. We have not had a sight of the title documents and any reference to the tenure of a property based on the information supplied by the seller. Nicholas James are unable to confirm that the relevant planning permission and or building regulation approval has been obtained where any structural alterations have occurred. Photographs are provided for illustration only and do not depict what is included in the sale.

Nicholas James 34 High Street Southgate N14 6EE Residential Sales – Lettings & Management Agents
tel: 020 8886 9462 Web: www.njestates.co.uk Email: info@njestates.co.uk



PROPER

Nicholas James make every effort to ensure the accuracy of these details, it should be noted that the above measurements are approximate. Nicholas James has not tested any equipment, fixtures, fittings or services and so cannot confirm that they are in working order. We have not had a sight of the title documents and any reference to the tenure of a property based on the information supplied by the seller. Nicholas James are unable to confirm that the relevant planning permission and or building regulation approval has been obtained where any structural alterations have occurred. Photographs are provided for illustration only and do not depict what is included in the sale.

Nicholas James 34 High Street Southgate N14 6EE Residential Sales – Lettings & Management Agents
 tel: 020 8886 9462 Web: www.njestates.co.uk Email: info@njestates.co.uk

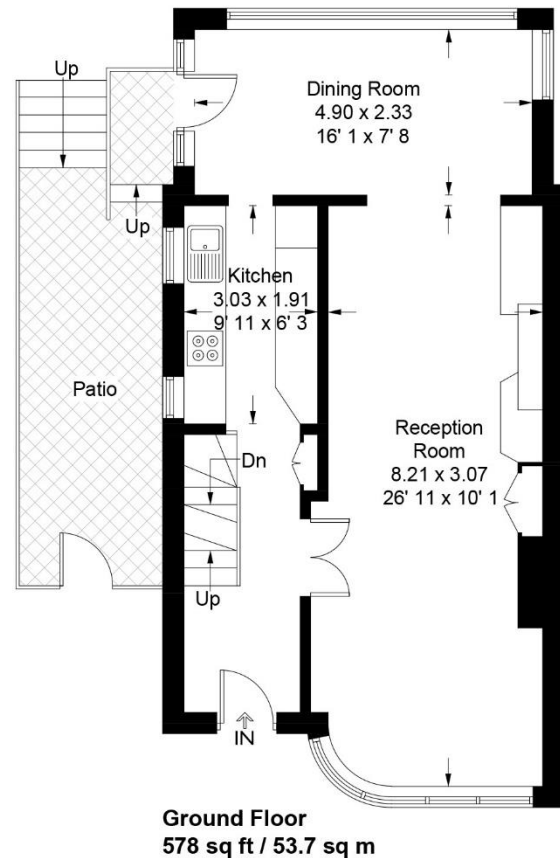
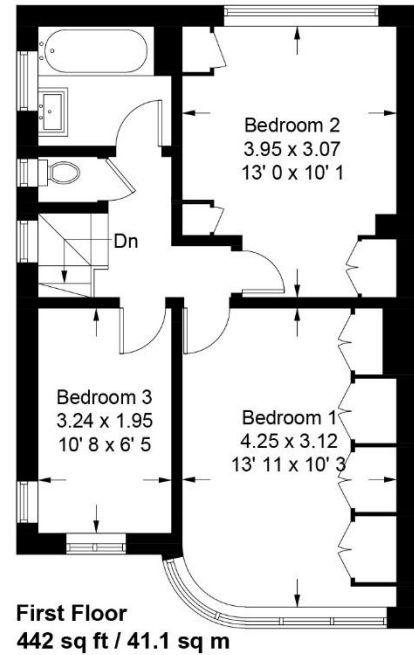
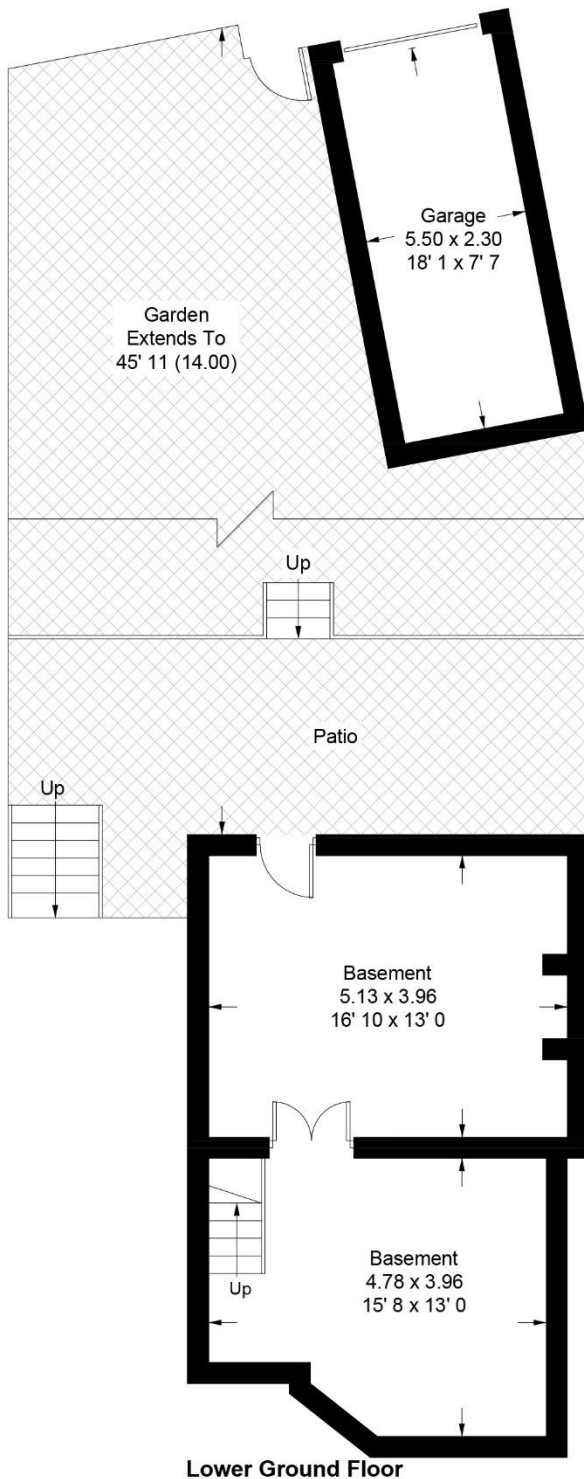
Hampden Way

Approximate Gross Internal Area = 1020 sq ft / 94.8 sq m

Garage = 140 sq ft / 13 sq m

Total = 1160 sq ft / 107.8 sq m

(Excluding Lower Ground Floor)



Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

what is included in the sale.