

FREEHOLD



House - End Terrace

# 123 HAMPDEN WAY, LONDON, N14 5AY

Offers Over

# £675,000

## FEATURES

- Chain Free
- Two Receptions
- Family Bathroom
- Driveway
- Three Bedrooms
- Open Plan Kitchen
- Downstairs cloakroom
- Catchment of Sought after Schools



# RASH & RASH

# 3 Bedroom House - End Terrace located in London

Situated on Hampden Way, this chain free three bedroom end of terrace house offers balanced accommodation in a sought after residential location. The ground floor comprises a reception room to the front, a convenient downstairs cloakroom and a spacious open plan living, kitchen and dining area to the rear extending over 9 metres, creating an ideal space for modern family living with access to the private rear garden. The first floor features three bedrooms and a family bathroom.

Externally, the home enjoys a private rear garden with storage and has the added benefit of a driveway to the front for one car.

Ideally located for families and commuters alike, the property is within easy reach of highly regarded schools including Ashmole Academy and Monkfrith School. Local amenities can be found at Hampden Square, while transport links are available via Southgate Underground Station on the Piccadilly Line. The green open spaces of Oak Hill Park are also nearby, offering excellent outdoor leisure opportunities.



Call us on

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<https://www.rashandrash.com/>

**Council Tax Band**

**E**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<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 are advised to recheck the measurements.

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