



HARDWICKE ROAD, N13
£745,000 FREEHOLD

**A FOUR BEDROOM PERIOD HOUSE WITH SPACIOUS
ACCOMMODATION, LOCATED CLOSE TO PUBLIC TRANSPORT
LINKS INTO THE CITY AND THE WEST END.**

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DESCRIPTION:

A spacious four bedroom period house situated on a no-through road, within easy reach of the highly regarded Bowes Primary school, as well as Bowes Park BR station (to Moorgate) and Bounds Green tube station (Piccadilly line), connecting the area to the centre of London.

Offered for sale chain-free, the property boasts just under 1470 Sq.ft of generously proportioned living accommodation with high ceilings and some character features. The ground floor provides two impressive reception rooms at each end of the house, a centrally located dining room and kitchen, plus a shower room/WC at the end of the entrance hall. A split-level landing on the first floor guides to four well-proportioned bedrooms, including a superb 17'1 wide principal bedroom, as well as a family bathroom. Outside, the property enjoys a 45'4 long east-facing rear garden and a front garden with a tessellated tiled footpath. Whilst requiring some modernisation, the property offers great potential to create a lovely family home tailored to one's own requirements.

Council Tax: London Borough of Enfield - Band E

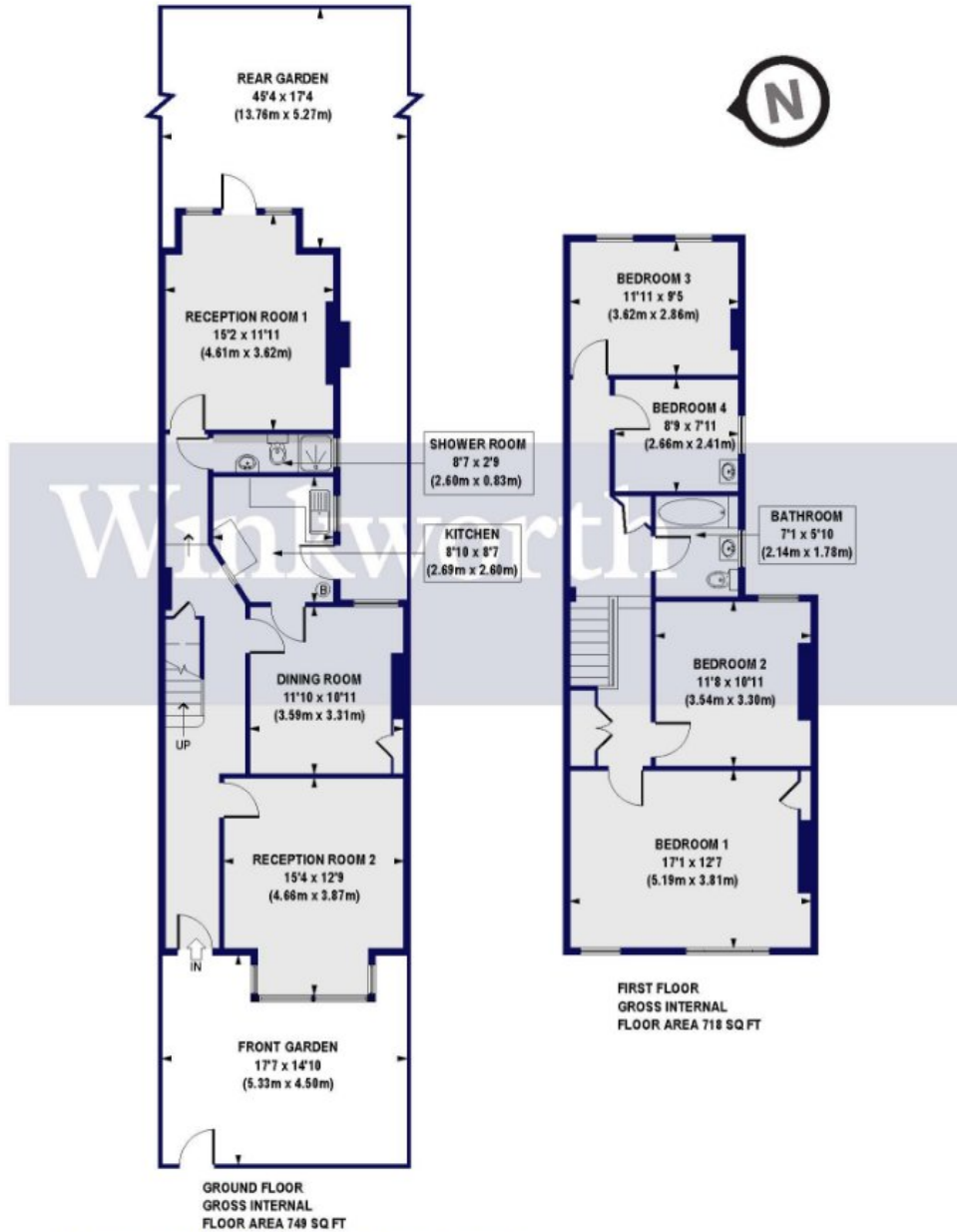
AT A GLANCE:

- Four Bedroom Edwardian House
- Situated on a No-Through Road
- Chain-Free
- Within Easy Reach of Public Transport Links into the City and the West End
- Two Large Reception Rooms
- Adjoining Kitchen and Dining Room
- Ground Floor Shower Room/WC
- Requires Some Modernisation





Hardwicke Road, N13
 Approx. Gross Internal Floor Area 1467 sq. ft / 136.32 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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