



**HARDWICKE ROAD, N13**  
**GUIDE PRICE £800,000 FREEHOLD**

**AN IMPRESSIVE FOUR BEDROOM CHARACTER HOUSE  
LOCATED CLOSE TO PUBLIC TRANSPORT LINKS INTO THE  
CITY AND THE WEST END.**

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### **DESCRIPTION:**

Guide Price £800,000-£825,000. A light and 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 and Bounds Green tube station (Piccadilly line), connecting the area to the centre of London.

The property boasts just under 1450 Sq.ft of impressive living accommodation with high corniced ceilings and character features including fireplaces, a part-stained glass front door, and stripped wood doors and flooring.

The ground floor features an impressive front reception room with a box bay window, whilst at the centre of the house is a morning room and an interlinking kitchen. There is also a second reception room at the rear of the house and a WC located at the end of the hallway.

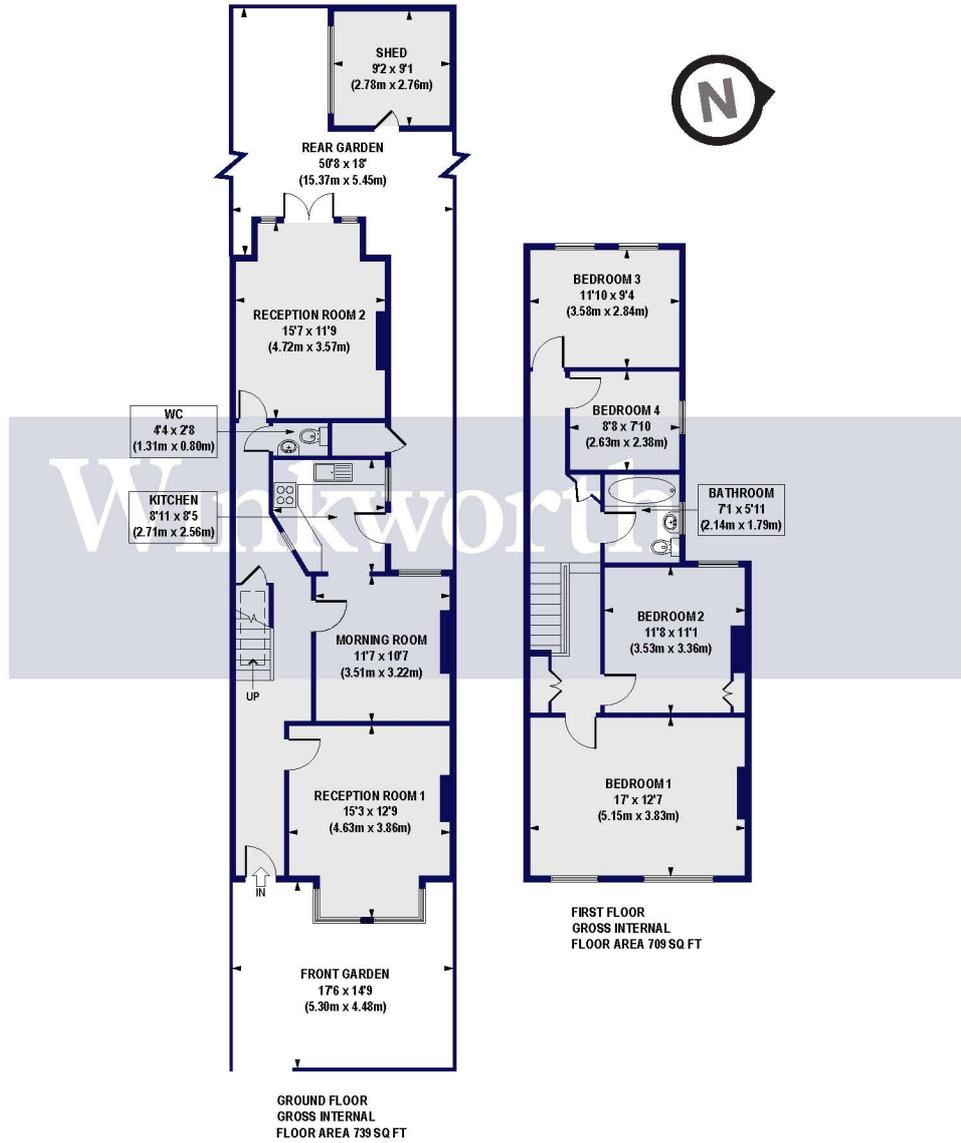
A long split-level landing on the first floor leads to four spacious bedrooms including an impressive 17' wide principal bedroom, as well as a contemporary family bathroom.

Outside you will find a charming, westerly aspect rear garden extending just over 50' in length, and a well-maintained front garden with a tessellated tiled footpath. The property is offered for sale with no onward chain.

Council Tax Band - E

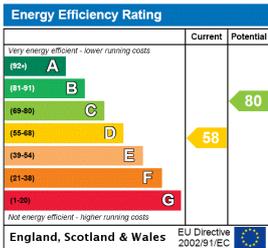


**Hardwicke Road, N13**  
**Approx. Gross Internal Floor Area 1448 sq. ft / 134.49 sq. m**  
**(Excluding Shed)**



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.



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