

HUNTERS

RESIDENTIAL SALES AND LETTINGS



HOWARD CLOSE, NEW SOUTHGATE, N11 1EH
£525,000 - FREEHOLD

This well extended and well proportioned three bedroom end of terrace house is offered for sale **CHAIN FREE**. The house has so much potential and will make a fantastic family home. The property benefits from integral garage with own drive and off street parking plus a westerly aspect rear garden.

Situated in a quiet location within the catchment for the popular Brunswick Primary school this attractive house. The location is well placed for transport facilities and as Howard Close is a not a through Road there is hardly any traffic or noise.

CHAIN FREE
THREE GOOD SIZE BEDROOMS
END OF TERRACE HOUSE
EXTENDED LOUNGE WITH PATIO DOORS TO GARDEN
KITCHEN * GROUND FLOOR GUEST CLOAKROOM
FAMILY BATHROOM
WESTERLY FACING REAR GARDEN
INTEGRAL GARAGE OWN DRIVE

1. MONEY LAUNDERING REGULATIONS 2007: Purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

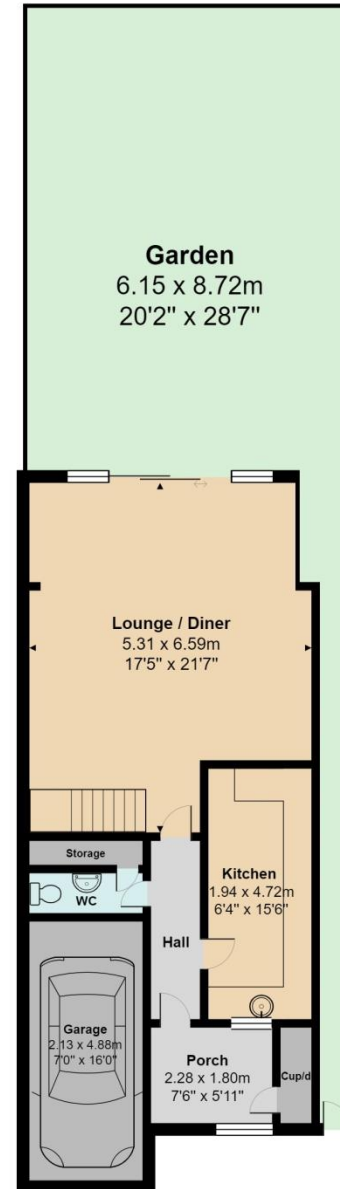
The Agent has not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Reference to the Tenure of a Property is based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.



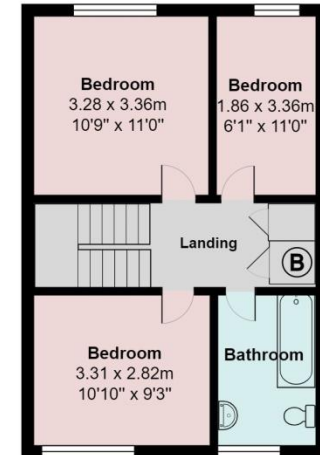
99 Russell Lane
 Whetstone
 N20 0BA
 020 8368 7138

www.hunters-whetstone.co.uk

Howard Close, Brunswick Park, London, N11



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate Gross Internal Area = 108.6 m² ... 1169 ft² (Including Garage & Porch)

Illustration for identification and guidance purposes only. Not drawn to scale unless stated.
 Whilst every care is taken in the preparation of this plan please check all dimensions
 Assessmenthive.co.uk







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