



Huxley Road, London

Available

£400,000





Immaculate 3-double bedroom Victorian House, With Extended Kitchen in a Sought After Location

Baker and Chase are delighted present this 3-bedroom Victorian house, offered in good condition, with extended kitchen.

The accommodation consists of a bright and spacious through lounge, which offers ample space for both a living and dining area. Beyond the through lounge is the kitchen, which has been extended to cover the full width of the property and a bathroom with a bath and shower plus a separate w/c. The first floor boasts three double bedrooms and potential develop the loft subject to the usual permissions.

The property is double glazed, gas centrally heated and offers good storage throughout, an internal viewing is highly recommended.

Externally, there is a small front garden and the back garden is a nice size and has a lovely south facing aspect. The garden is low maintenance and benefits from an additional room and a substantial outbuilding at the foot of the garden.

Huxley Road is a sought after residential turning near Westerham Avenue and off Haselbury Road, meaning there is a lovely range of local shops. Silver Street London Overground Station is just 0.3 miles away and offers a regular service into London Liverpool Street via Seven Sisters which is just 3 stops away and connects you to the Victoria Line (London Underground). The property also sits under 2 miles from the new Tottenham Hotspur Stadium and will therefore benefit from the wide-scale improvements the local area is undergoing.

Front Garden

Entrance Lobby

Hardwood door to front aspect, door to:

Through Lounge

Double glazed window to front aspect, mock feature fire place, x2 radiators, under-stairs storage cupboard, coving to ceiling, stairs to first floor, access to:

Kitchen

Double doors to rear aspect, Velux window, matching range of wall and base units with roll top work surfaces, spaces for appliances, stainless steel sink and drainer, extractor hood over, spotlights, door to:

Utility Space

Velux window, plumbed space for washer/dryer, shelved storage, doors to:

Downstairs w/c

Double glazed window to side aspect, low flush w/c, fully tiled

Bathroom

Double glazed opaque window to rear aspect, corner shower, hand basin with mixer tap and storage under, panel bath with mixer tap and shower attachment, radiator, fully tiled, extractor fan

First floor landing

Loft access, window to rear aspect, doors to remaining rooms:

Bedroom 1

x2 double glazed windows to front aspect, x2 radiators, range of full height built in wardrobes, coving to ceiling

Bedroom 2

Double glazed window to rear aspect, radiator, range of built in wardrobes and storage cupboards

Bedroom 3

Double glazed window to rear aspect, radiator, range of fitted wardrobes

Garden

Decked areas at both ends of the garden, patio area with shrub borders, outbuilding with double glazed windows and power







Garden Room

Double glazed window to rear aspect, conservatory style roof

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TOTAL FLOOR AREA: 1073 sq.ft. (99.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan in this document, measurements of doors, windows, wardrobes, rooms and any other areas are approximate and 2M Studio or the Estate Agent hold no responsibility for any errors or omissions.

This floor plan is for illustrative purposes only and should be used as such.

EPC Rating D