

Hastings Road, N11 2RJ

£725,000 FREEHOLD

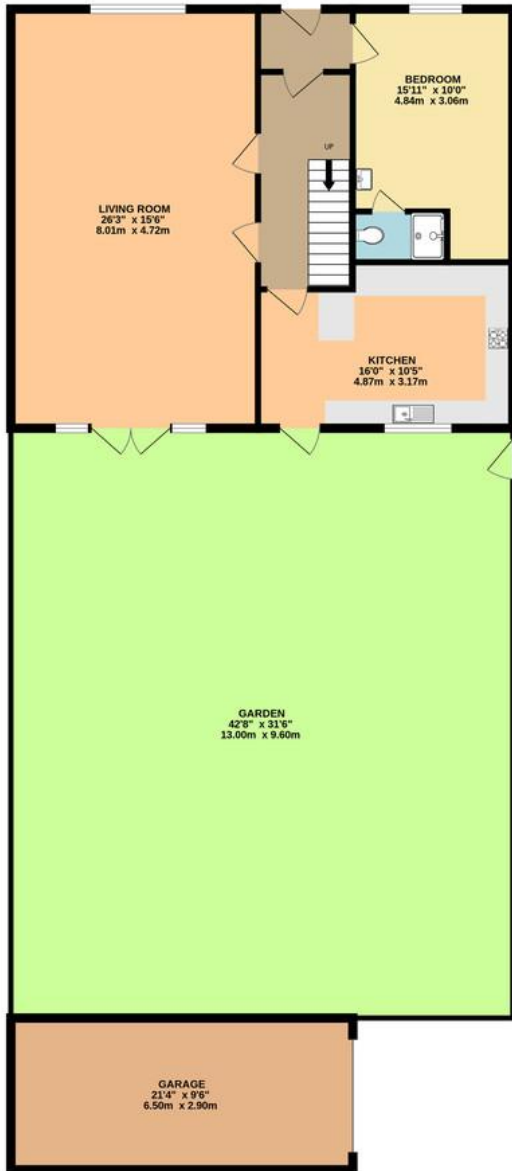
A fantastic opportunity to acquire this family sized 4/5 bedroom extended house. Presented in very good condition, the property offers a large through lounge, a 16' fitted kitchen, 43x32' garden, a family room, four bedrooms, two bathrooms and off street parking to the front for two cars and the added benefit of a garage at the rear of the property. Double glazed throughout, gas central heating and wood flooring. The property is located in easy reach of both Bounds Green and Arnos Grove tube stations and within the school catchment of Bowes School.

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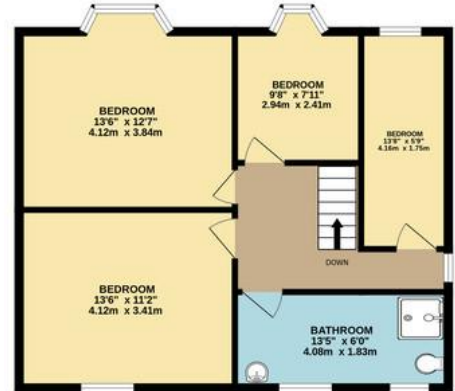


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

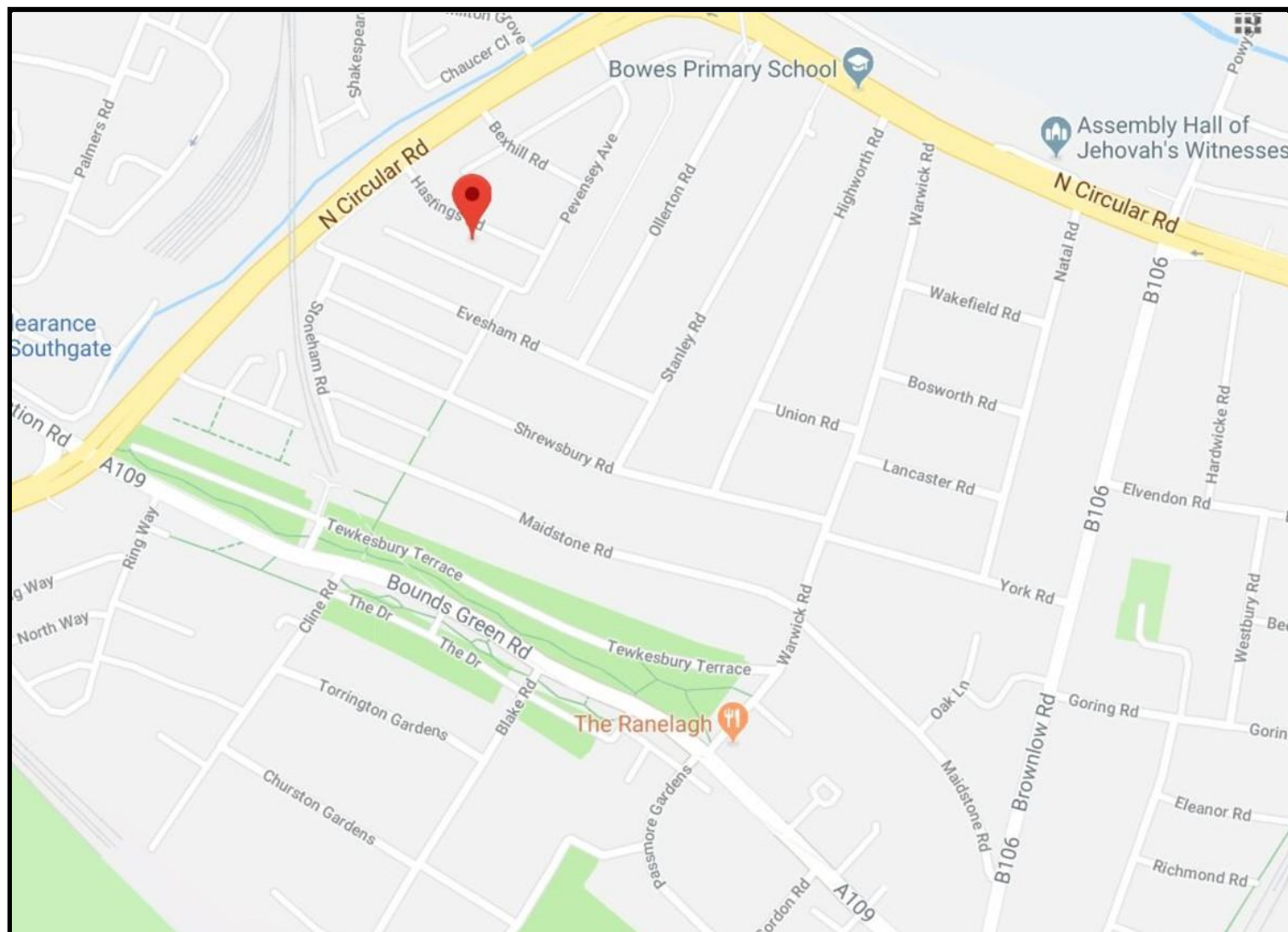
GROUND FLOOR
1032 sq.ft. (95.9 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1644 sq.ft. (152.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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