



APPROX. GROSS INTERNAL FLOOR AREA 2758 SQFT / 256 SQM
 Ref: FZ Copyright photoplan
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



Hillway, N6 6AD £2,975,000

Located on the much favoured West side of Hillway the main spine of the sought after private gated Holly Lodge Estate, is this 2758 sq ft (256 sq m) refurbished and extended four bedroom, three bathroom family home featuring an impressive 33' x 31' family/diner/kitchen area leading directly to a most attractive 85' westerly facing rear garden. Additionally, a more formal reception room can be found to the front of the house and other features include a guest cloakroom, utility room, an abundance of fitted storage throughout, off street parking for 3/4 cars, part underfloor heating, security lighting & CCTV system, zoned audio system, Cat 5 cabling throughout and an automated garden watering system.

EPC BAND D - AVAILABLE CHAIN FREE

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	

England & Wales EEU Directive 2002/91/EC



Service: It is not our company policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars nor oral representation form part of any offer or contract and their accuracy cannot be guaranteed.

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