



**FORTUNE & COATES**

The People's Estate Agent



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**134 Huxley Road, London, N18 1LJ**

**Guide price £575,000**

Guide Price: £575,000 - £600,000.

Fortune and Coates are delighted to offer to the market this spacious and well-presented three-bedroom family home situated on Huxley Road, London.

Upon entering, you are welcomed by a porch leading through to a bright and inviting entrance hallway, with stairs rising to the first floor, access to the main living areas and a convenient downstairs W/C.

The living room is a standout feature of the home, offering a generous and comfortable space for both relaxing and entertaining, enhanced by a beautiful bay window

Living room 13'11" x 27'9" (4.25 x 8.47)

Kitchen/diner 26'8" x 20'0" (8.13 x 6.11)

Garage 6'3" x 21'3" (1.92 x 6.49)

Bedroom 7'9" x 13'6" (2.38 x 4.12)

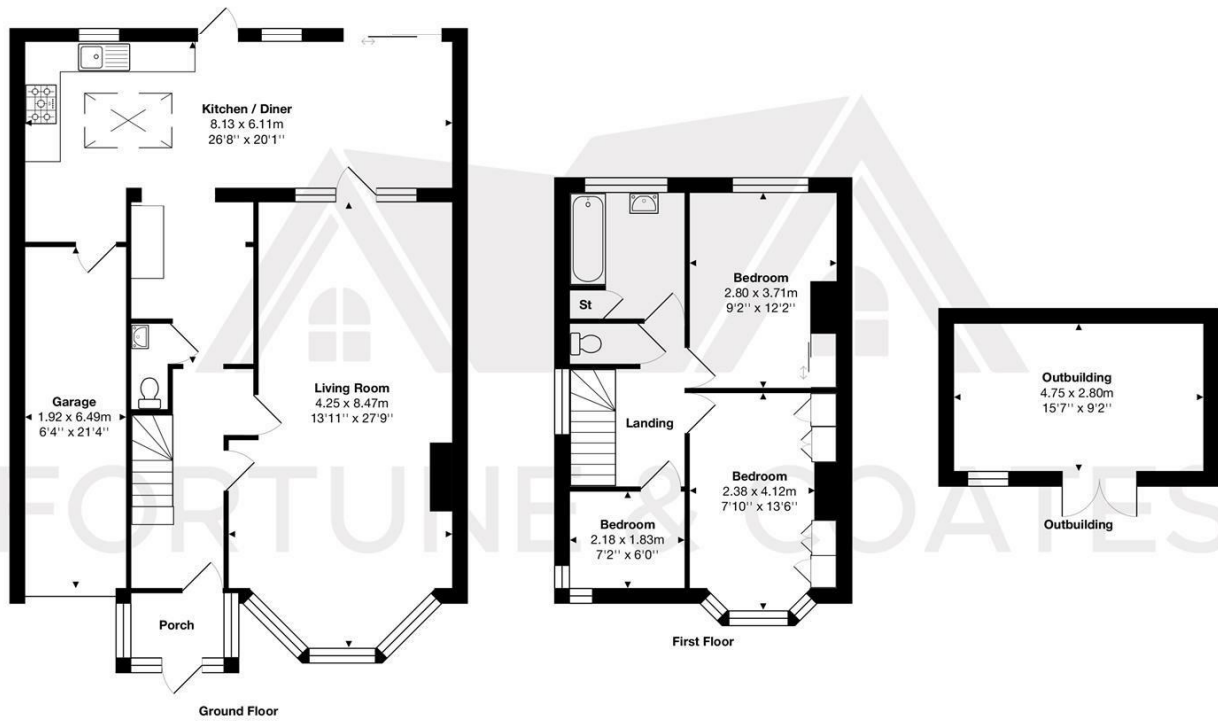
Bedroom 9'2" x 12'2" (2.80 x 3.71)

Bedroom 7'1" x 6'0" (2.18 x 1.83)

Outbuilding 15'7" x 9'2" (4.75 x 2.80)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

# Floor Plan

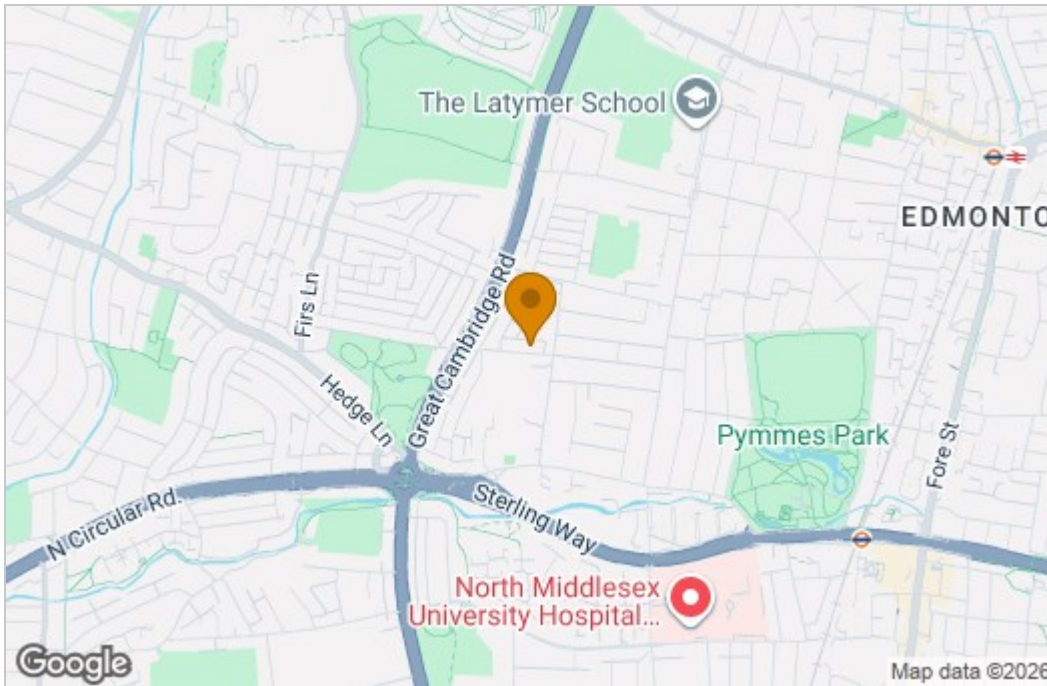


Total Area: approx. 141.6 m<sup>2</sup> ... 1524 ft<sup>2</sup>

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by [www.fotomarketing.co.uk](http://www.fotomarketing.co.uk)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.