

# Hamptons

INTERNATIONAL



**Greenham Road, London, N10**

5  3  2 

OFFERS IN EXCESS OF

**£1,400,000**

**(£1,400,000)**

## Property details

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### Key features

- 5 bedrooms
- 3 bathrooms
- utility room
- off street parking
- private drive
- 80 ft garden

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## Description

Edwardian semi-detached house with 5 bedrooms and 3 bathrooms, occupying a large plot with off street parking and sole use of drive. The rear garden is exceptional, there is a large patio and a great lawn with mature shrubs, trees and flowers in the borders, providing interest throughout the year. Located on a sought after and desirable road in Muswell Hill, within catchment of the outstanding primary and secondary schools. This semi-detached Edwardian home benefits from having a private drive and plenty of curb appeal. The front reception has stunning ornate ceiling, fireplace, curved wall bright bay window fitted with quality wood framed double glazed sash windows. The recently fitted kitchen has space for dining table and is fitted with quality integrated appliances. The rear reception has a period fireplace and two large windows looking out onto the incredible garden. There is a separate utility room, downstairs bathroom and large cellar. The first floor consists of three generous double bedrooms, a study and family bathroom. Stairs lead to the top floor where a large skylight allows natural light to flood in. The principal bedroom has a Juliet balcony and bright window that captures the sunset. There is lots of storage in the built in wardrobes, the stunning en-suite bathroom has large walk in shower, generous bath and vanity unit. There is another double bedroom to the front, this charming room is used as a guest room and office. Outside The house sits on a larger than average plot allowing for a drive to the side. The garden extends to approx. 80ft. and features wonderful mature trees, a stone patio, ideal for Al-fresco dining. There is a shed and a smart lawn, with flowers in the borders, providing interest throughout the year as the sunlight reaches different parts of the garden across the day. Situation A sought after residential road, popular with families and young professionals. Within catchment for the outstanding local primary and secondary schools. The vibrant Broadway in Muswell Hill is close by. Property Ref Number: HAM-61541



















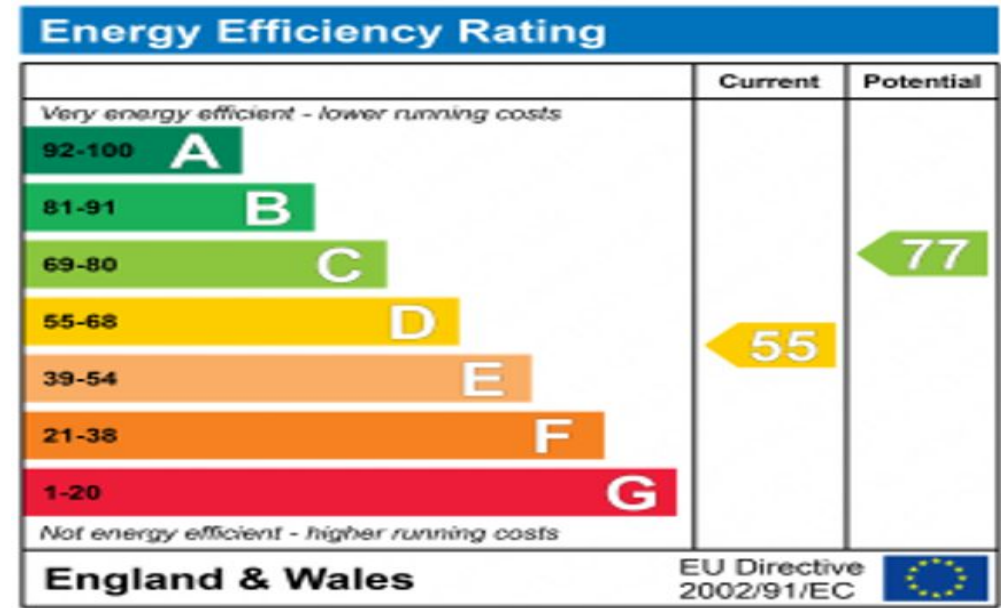












# Floor plan

## APPROXIMATE TOTAL

Approximate Gross Internal Area (excluding reduced headroom / eaves)

Cellar = 151 sq. ft. (14.0 sq. m.)

Ground floor = 759 sq. ft. (70.5 sq. m.)

First floor = 766 sq. ft. (71.2 sq. m.)

Second floor = 608 sq. ft. (56.5 sq. m.)

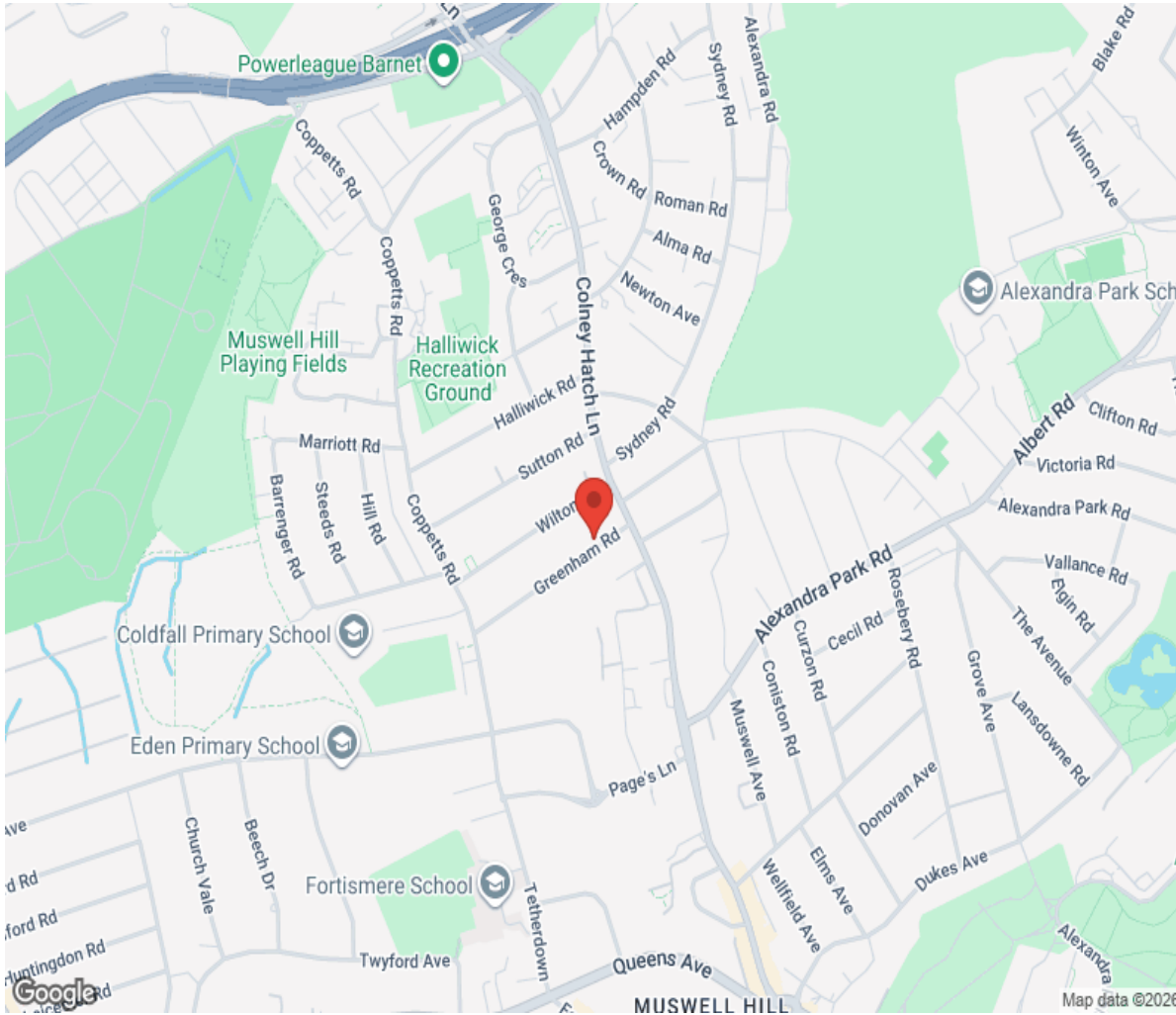
Reduced headroom / eaves = 36 sq. ft. (3.4 sq. m.)

Total = 2320 sq. ft. (215.6 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, doors and common features before making any decisions about your purchase.

# Location



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