



Hamilton Chase Estates Limited, 141 High Street, Barnet, Hertfordshire EN5 5UZ
t: 020 8441 1123 f: 020 8441 2012 w: hamiltonchase.co.uk e: info@hamiltonchase.co.uk

hamiltonchase.co.uk

020 8441 1123



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

Plan produced using PlanIt.



1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Hamilton Chase Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

13 Connaught Road

Barnet EN5 2PZ

£380,000

Share of Freehold

PROPERTY SUMMARY

Situated in quiet cul de sac turning within easy access of excellent local schools, transport facilities and local shops Hamilton Chase are delighted to offer for sale this most attractive two bedroom ground floor maisonette with its own front and rear gardens, the property itself is in excellent condition and benefits from the following features, two bedrooms, lounge, modern fitted kitchen, gas central heating, double glazed windows, modern bathroom, 40 ft rear garden, share of freehold.

ACCOMMODATION

DOUBLE GLAZED FRONT DOOR

HALLWAY

Stripped floor boards, radiator, power points, storage cupboard housing electric meter and storage space.

LOUNGE 13' 5" x 12' 8" (4.09m x 3.86m)

Half angled bay window to front aspect, stripped floor boards, power points, radiator, working feature fireplace with inset coal fire, coving to ceiling, tv and telephone point.

KITCHEN 10' 3" x 7' 0" (3.12m x 2.13m)

Attractive range of fitted wall and base units with worksurfaces, inset sink/drain with cupboards underneath, power points, fitted storage cupboard housing gas central heating boiler and storage space, double glazed window to side aspect, built in slim line dishwasher, built in four ring gas hob with extractor hood above, splash back tiling to walls, stripped floor boards, stable door to rear garden.

BEDROOM 1 11' 9" x 10' 8" (3.58m x 3.25m)

Double glazed window to rear aspect, fitted carpet, power points, double radiator, coving to ceiling.

BEDROOM 2 10' 0" x 7' 6" (3.05m x 2.28m)

Double glazed window to rear aspect, stripped floor boards, double radiator, power points, coving to ceiling.

BATHROOM 7' 2" x 5' 6" (2.18m x 1.68m)



Double glazed window to side aspect, low level wc, wash/hand basin with storage cupboard underneath, heated towel rail, enclosed paneled bath with wall mounted shower attachment, shower screen, tiled walls and flooring.

FRONT GARDEN

Mainly laid to lawn with a garden path, possible off street parking subject to local planning consent.

REAR GARDEN 40' 0" x 25' 0" (12.18m x 7.61m)

Mainly paved with flower and shrub borders, raised decked area, outside water tap, two garden sheds, pedestrian side access.

SHARE OF FREEHOLD

