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94 Chesterfield Road

Barnet EN5 2RF

£489,995 Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

PROPERTY SUMMARY

Situated in this sought after location close to local shops, bus routes, excellent schools and open countryside Hamilton Chase are delighted to offer for sale this recently refurbished throughout this attractive character semi-detached house offering just over 800 sq ft of living accommodation. Features include two double bedrooms, open plan lounge/kitchen/diner, modern first floor bathroom, cloakroom, utility room, gas central heating, double glazed windows, south easterly aspect rear garden, parking space to the rear of the property, chain-free.

ACCOMMODATION

ENTRANCE PORCH

Double glazed porch, built in cupboard housing electric meter, tiled flooring, double glazed windows to front and side aspect.

FRONT DOOR

Double glazed front door.

LIVING ROOM 15' 0" x 9' 5" (4.57m x 2.87m)

Double glazed square bay window to front aspect, double radiator, power points, real wooden flooring, coving to ceiling, tv and telephone point, feature fireplace with wooden surround and mantle above, open plan to.

KITCHEN/DINER 14' 7" x 11' 8" (4.44m x 3.55m)

Newly fitted range of fitted wall and base units with rolled top worksurfaces, inset stainless steel sink unit with mixer tap and cupboards underneath, built in four ring gas hob with oven underneath and extractor hood above, space for a free standing fridge/freezer, tiled splash back tiling to walls, power points, real wooden flooring, two double radiators, coving to ceiling, spot lights, large walk-in downstairs storage cupboard, double glazed window to rear aspect and double glazed door to Utility room.

UTILITY ROOM 11' 3" x 4' 1" (3.43m x 1.24m)

Pitched glazed roof, lino flooring, power points, plumbing for dishwasher and washing machine, wall mounted gas central heating boiler, double glazed window to rear aspect and double glazed door to rear garden.

CLOAKROOM

Low level wc, corner wash/hand basin, laminate wooden flooring, small window to rear aspect.

FIRST FLOOR LANDING

Fitted carpet.

BATHROOM

Enclosed paneled bath with wall mounted shower attachment, shower screen, low level wc, wash/hand basin, two fully tiled walls, heated towel rail, access to loft space, double glazed window to rear aspect.

BEDROOM 1 15' 1" x 9' 7" (4.59m x 2.92m)

Double glazed window to front aspect, laminated wooden flooring, power points, double radiator, coving to ceiling.

BEDROOM 2 14' 8" x 8' 1" (4.47m x 2.46m)

Double glazed window to rear aspect, laminated wooden flooring, power points, coving to ceiling, double radiator.

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

the rear garden is hard landscaped with paving, there is a raised decked seating area, outside water tap, pedestrian rear and side access.

PARKING

There is a allocated parking space to the rear of the property, access via the service road.

