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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

- 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.
- 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.
- 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.
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# 12 Redwood Way

Barnet EN5 2RT

**£425,000 Freehold**

## PROPERTY SUMMARY

Situated in this small cul de sac off Bells Hill and within easy access of local shops, bus routes and excellent schools Hamilton Chase are delighted to offer for sale this two double bedroom end of terrace house of which an internal viewing is most highly recommended. The property is being offered chain-free and offers the following features, two bedrooms, lounge, kitchen/diner, double glazed windows, first floor bathroom, 30 ft south/westerly facing rear garden, pedestrian side access, allocated parking space, chain-free.

## ACCOMMODATION

### ENTRANCE PORCH

Brick built with a double glazed front door, double glazed windows to side and front aspect, built in cupboard housing electric meter.

### DOUBLE GLAZED FRONT DOOR

### LOUNGE 13' 8" x 12' 1" (4.16m x 3.68m)

Double glazed window to front aspect, fitted carpet, power points, wall mounted storage heater, tv and telephone point, door to Kitchen/diner.

### KITCHEN/DINER 12' 1" x 10' 0" (3.68m x 3.05m)

Fitted wall and base units with worksurfaces, free standing electric cooker, fitted washing machine, power points, lino flooring, stainless steel sink/drainage with cupboards underneath, double glazed window to rear aspect and double glazed door to rear garden.

### FIRST FLOOR LANDING

Fitted carpet, power point, double glazed window to side aspect, access to insulated loft space via loft ladder.

### BEDROOM 1 12' 1" x 9' 6" (3.68m x 2.89m)

Double glazed window to front aspect, wall mounted storage heater, power points, fitted carpet.

### BEDROOM 2 10' 1" x 9' 6" (3.07m x 2.89m)

Double glazed window to rear aspect, laminated wood flooring, power points, built in cupboard with storage space and housing hot water cylinder.

### BATHROOM 7' 3" x 5' 5" (2.21m x 1.65m)

Enclosed paneled bath with shower attachment, part tiled walls, low level wc, wash/hand basin, lino flooring, heated towel rail, double glazed window to rear aspect.

### FRONT GARDEN

With garden pathway leading up to the house, lawn area.

### REAR GARDEN 30' 0" x 14' 0" (9.14m x 4.26m)

Private pedestrian gated side access, lawn area, outside water tap, new fencing, garden shed.

### PARKING

Allocated parking space.

