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Approx. gross internal floor area 1340 SQFT / 124.4 SQM

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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.
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13 Sovereign Mews, Bournwell Close

Barnet EN4 0JQ

£875,000 Freehold

PROPERTY SUMMARY

Nestled in this charming gated development within easy access to Cockfosters Underground station, Trent Park and local shopping facilities Hamilton Chase are delighted to offer for sale this attractive three/four bedroom townhouse of which an internal viewing is most highly recommend. The property is being offered chain-free and has the flowing features three/four bedrooms, kitchen/breakfast room, utility room, cloakroom, conservatory, two bathrooms, gas central heating, double glazed windows, 38 ft rear garden, two allocated parking spaces, garage en bloc, chain-free, viewing highly recommended.

ACCOMMODATION

FRONT DOOR

ENTRANCE HALLWAY

Wood flooring, radiator, coving to ceiling, power points, understairs storage cupboard housing electric meter and fuse box, double glazed window to front aspect.

CLOAKROOM

Low level wc, wash/hand basin, wood flooring, radiator, extractor fan.

RECEPTION 11' 10" x 8' 7" (3.60m x 2.61m)

Double glazed window to front aspect, double radiator, power points, telephone and tv point, coving to ceiling.

KITCHEN/BREAKFAST ROOM 15' 6" x 12' 0" (4.72m x 3.65m)

Range of fitted wall and base units with worksurfaces, center island with various drawers and cupboards with a worksurface, built in four ring gas hob with extractor hood above, power points, splash back tiling to walls, built in oven and microwave, fridge/freezer, dishwasher, tiled flooring, spot lights, tv and telephone point, two radiators, cupboard housing gas central heating boiler, inset stainless steel one and half bowl sink/drainers with cupboards underneath, double glazed window to rear aspect, open plan to Conservatory.

CONSERVATORY 7' 9" x 7' 9" (2.36m x 2.36m)

Tiled flooring, double radiator, power points, double glazed windows to rear and side aspect, double glazed double doors to rear garden.

UTILITY ROOM 8' 7" x 5' 0" (2.61m x 1.52m)

Range of fitted wall and base units with ample storage space, inset stainless steel sink/drainers with cupboards underneath, power points, plumbing for washing machine, extractor fan.

FIRST FLOOR LANDING

Double glazed window to front aspect, radiator, fitted carpet, power points, built in cupboard housing hot water mega flow system.

RECEPTION 57' 7" x 0' 11" (17.54m x 0.28m)

Three double glazed windows to rear aspect, wood flooring, coving to ceiling, two double radiators, power points, tv and telephone point, feature fireplace.

BEDROOM 10' 1" x 8' 8" (3.07m x 2.64m)

Double glazed window to front aspect, wood flooring, power points, radiator, coving to ceiling.

FAMILY BATHROOM 8' 8" x 6' 5" (2.64m x 1.95m)

Enclosed paneled bath with shower attachment, wash/hand basin, low level wc, lino flooring, spot lights, radiator, part tiled walls, extractor fan.

SECOND FLOOR LANDING

Fitted carpet, access to loft storage space, power points, walk in storage cupboard, built in storage cupboard.

MASTER BEDROOM 13' 3" x 12' 1" (4.04m x 3.68m)

Measured up to built in floor to ceiling double wardrobe, built in storage cupboard, double glazed window to rear aspect, fitted carpet, power points, double radiator, tv and telephone point.

EN-SUITE

Built in double shower with folding door, wash/hand basin, low level wc, tiled flooring and part tiled walls, extractor fan, radiator.

BEDROOM 12' 4" x 12' 1" (3.76m x 3.68m)

Double glazed window to front aspect, fitted carpet, power points, built in cupboard, double radiator, coving to ceiling.

FRONT GARDEN

Garden path leading to front door, lawn area, flower and shrub boarder.

REAR GARDEN 38' 0" x 17' 0" (11.57m x 5.18m)

Raised patio area, loose stones, outside water tap, flower and shrub boarders.

ALLOCATED PARKING

There are two allocated parking spaces, one in front of the property and one in front of the garage.

GARAGE

Garage en bloc with an up and over door, power and light.

