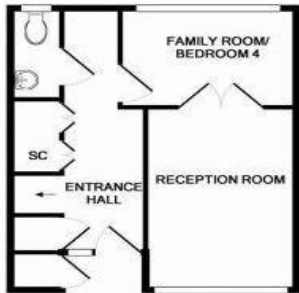




Hamilton Chase Estates Limited, 141 High Street, Barnet, Hertfordshire EN5 5UZ
t: 020 8441 1123 f: 020 8441 2012 w: hamiltonchase.co.uk e: info@hamiltonchase.co.uk

hamiltonchase.co.uk

020 8441 1123



GROUND FLOOR
APPROX. FLOOR
AREA 349 SQ. FT.
(32.4 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 363 SQ. FT.
(33.8 SQ. M.)
TOTAL APPROX. FLOOR AREA 1075 SQ. FT. (99.9 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metapix G2018



2ND FLOOR
APPROX. FLOOR
AREA 363 SQ. FT.
(33.8 SQ. M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 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.
- Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
- 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.

44 Cromer Road

Barnet EN5 5HT

£575,000

Freehold

PROPERTY SUMMARY

Situated in this pleasant cul de sac turning opposite a small green and within easy access for local shopping facilities, New Barnet and High Barnet Overground and Underground stations as well as being well placed for excellent schools Hamilton Chase are delighted to offer for sale this attractive Four bedroom Townhouse offering 1075 sq ft of living accommodation. The property itself is being offered as a chain-free sale and offers the following features three/four bedrooms, two receptions, fitted kitchen, cloakroom, gas central heating, double glazed windows, off street parking, 35 ft south facing rear garden, viewing highly recommended.

ACCOMMODATION

FRONT DOOR

Double glazed front door.

ENTRANCE HALLWAY 23' 0" x 5' 6" (7.01m x 1.68m)

Double glazed window to front aspect, tiled flooring, radiator, power points, telephone point, spot lights, coving to ceiling, walk in storage cupboard, understairs storage cupboard, french doors to reception, double glazed door to rear garden.

CLOAKROOM

Low level wc, wash/hand basin, heated towel rail, tiled flooring, double glazed window to rear aspect.

RECEPTION 1 17' 2" x 8' 1" (5.23m x 2.46m)

Double glazed window to front aspect, double radiator, power points, coving to ceiling, wood flooring, french doors to family room/bedroom 4.

FAMILY ROOM/BEDROOM 4 10' 3" x 7' 4" (3.12m x 2.23m)

Double glazed window to rear aspect with secondary glazing, wood flooring, power points, radiator.

FIRST FLOOR LANDING

Wood flooring.

RECEPTION 2 17' 6" x 16' 7" (5.33m x 5.05m)

Floor to ceiling double glazed window to front aspect and second double glazed window, wood flooring, power points, two radiators, tv and telephone point.



KITCHEN 16' 4" x 7' 3" (4.97m x 2.21m)

Double glazed window to rear aspect, range of fitted wall and base units with ample worksurfaces, built in four ring gas hob with extractor hood above, plumbing for washing machine, built in electric oven, plumbing for dishwasher, power points, tiled walls, wall mounted gas central heating boiler, lino flooring.

SECOND FLOOR LANDING

Fitted carpet, access to loft space, built in cupboard housing hot water cylinder and airing cupboard space.

BATHROOM 6' 6" x 6' 5" (1.98m x 1.95m)

Double glazed window to rear aspect, concealed low level wc and wash/hand basin, enclosed panelled bath with wall mounted shower attachment, shower screen, radiator, tiled flooring.

BEDROOM 1 11' 0" x 10' 0" (3.35m x 3.05m)

Floor to ceiling double glazed window to rear aspect, wood flooring, power points, radiator.

BEDROOM 2 11' 8" x 8' 5" (3.55m x 2.56m)

Double glazed window to front aspect, radiator, power points, wood flooring, built in walk in wardrobe.

BEDROOM 3 8' 0" x 7' 8" (2.44m x 2.34m)

Large double glazed window to front aspect, fitted carpet, radiator, power points.

