

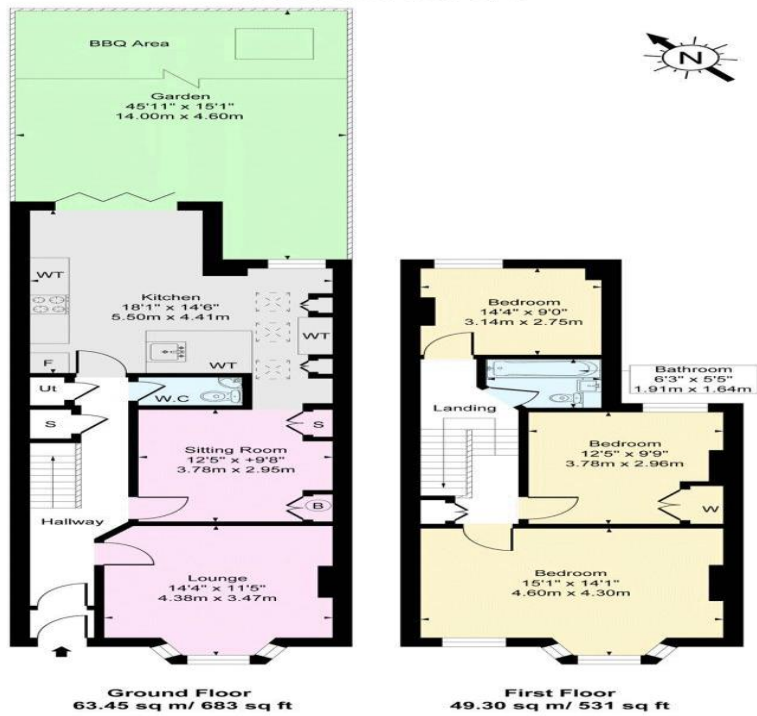


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The Drive, High Barnet EN5 4JQ
Approximate gross internal Area
112.76 sq m / 1214 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	49 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.
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66 The Drive

Barnet EN5 4JQ

£799,995

Freehold

PROPERTY SUMMARY

Situated in this highly sought after residential turning within close proximity to The Spires shopping centre and outstanding schools as well as being within easy access of High Barnet underground station Hamilton Chase are delighted to offer for sale this attractive character End of Terraced family house. The property itself offers just over 1200 sq ft of living space and had the following features, three double bedrooms, two receptions, cloakroom, stunning fully fitted kitchen/diner, modern first floor bathroom, double glazed windows, gas central heating, attractive 45 ft rear garden with side access, scope for a loft conversion subject to the normal planning consents, an internal viewing is most highly recommended.

ACCOMMODATION

FRONT DOOR

Double glazed front door.

LOBBY AREA

Tiled flooring.

PART GLAZED DOOR

HALLWAY

Wood flooring, radiator, coving to ceiling, power points, two understairs storage cupboards, floor to ceiling built in cupboard with plumbing for washing machine and tumble dryer.

CLOAKROOM

Low level wc, corner wash/hand basin, tiled flooring, extractor fan.

LOUNGE 14' 4" x 11' 5" (4.37m x 3.48m)

Angled double glazed bay window to front aspect with sash windows and half window shutters, wood flooring, power points, coving to ceiling, tv and telephone points, two radiators, two built in display units with shelving and cupboards underneath, feature fireplace with gas supply.

SITTING ROOM 12' 5" x 9' 8" (3.78m x 2.94m)

Wood flooring, power points, coving to ceiling, picture rail, double radiator, floor to ceiling built in cupboards one housing gas central heating boiler, tv power point, power points, walk through to Kitchen/diner.



KITCHEN/DINER 18' 1" x 14' 6" (5.51m x 4.42m)

Attractive range of fitted wall and base units with ample quartz worksurfaces, large centre island with quartz worksurface, built in cupboards, built in dishwasher, breakfast bar area, inset one and half bowl sink unit with a quooker boiling water tap, power points, tiled flooring, under floor heating, spot lights, three skylights, built in five ring gas range cooker with extractor hood above, fridge plumbed in for water, double glazed sash window to rear aspect, double glazed bi-folding doors to rear garden.

FIRST FLOOR LANDING

Split level landing, fitted carpet, floor to ceiling fitted cupboard, access to loft space via a wooden folding loft ladder.

BEDROOM 1 15' 1" x 14' 1" (4.59m x 4.29m)

Angled bay window to front aspect with double glazed sash windows with shutters, fitted carpet, feature fireplace, power points, telephone point, picture rail, double radiator, double glazed sash window to front aspect.

BEDROOM 2 12' 5" x 9' 9" (3.78m x 2.97m)

Double glazed sash window to rear aspect, power points, radiator, fitted carpet, feature fireplace.

BEDROOM 3 10' 2" x 9' 0" (3.10m x 2.74m)

Double glazed window to rear aspect, fitted carpet, power points, radiator, feature fireplace.

FAMILY BATHROOM 6' 3" x 5' 5" (1.90m x 1.65m)

Enclosed paneled bath with built in shower attachment, folding shower screen, vanity unit with inset wash/hand basin, low level wc, tiled walls and flooring, heated towel rail, extractor fan, spotlights, double glazed window to side aspect.

REAR GARDEN 45' 11" x 15' 1" (13.98m x 4.59m)

Two patio areas, artificial grass area, flower and shrub borders, outside power point and water tap, pedestrian side access.



