

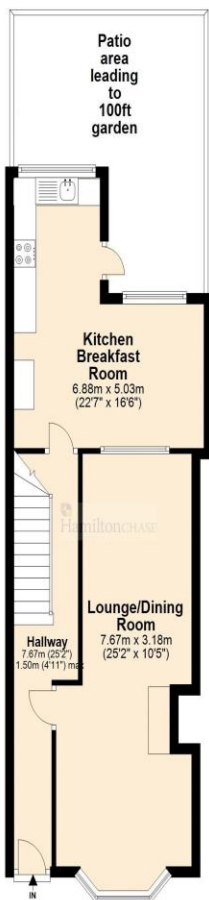


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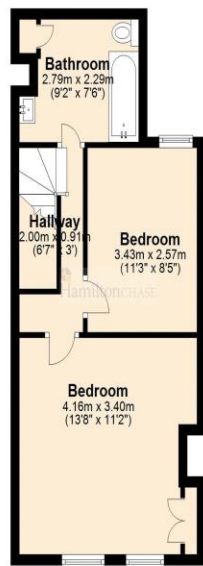
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020 8441 1123

### Ground Floor



### First Floor



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.  
Plan produced using PlanIt.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 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.
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**22 Sebright Road**

Barnet EN5 4HL

**£575,000**

**Freehold**

### PROPERTY SUMMARY

Situated in this sought after location for highly regarded schools including Folds, Christchurch as well as QE boys and girls, Hamilton Chase are delighted to offer for sale this Victorian two double bedroom terraced house which offers an excellent opportunity to extend on the ground floor as well as a loft conversion subject to local planning consent. The property itself is within walking distance of the High Street and its shopping facilities and offers the following features, two double bedrooms, 25 ft lounge/diner, I shaped kitchen/breakfast room, gas central heating, double glazed windows, first floor bathroom, 100 ft rear garden, chain-free.

### ACCOMMODATION

#### PART GLAZED FRONT DOOR

#### HALLWAY 25' 2" x 4' 11" (7.66m x 1.50m)

Laminated wood flooring, two radiators, understairs storage cupboard, second understairs storage cupboard.

#### THROUGH LOUNGE 25' 2" x 10' 5" (7.66m x 3.17m)

Angled double glazed bay window to front aspect, fitted carpet, power points, tv and telephone point, coving to ceiling, three radiators.

#### L SHAPED KITCHEN/BREAKFAST ROOM 22' 7" x 16' 6" (6.88m x 5.03m)

Range of fitted wall and base units with worksurfaces, inset stainless steel sink/drainage with cupboards underneath, laminated wood flooring, power points, plumbing for washing machine and dishwasher, built in four ring gas hob, electric oven with extractor hood above, splash back tiling to one wall, internal glazed window, radiator, coving to ceiling, double glazed windows to rear aspect, stable door to rear garden.

#### FIRST FLOOR LANDING

Split level landing, fitted carpet, access to loft space.



#### BEDROOM 1 13' 8" x 11' 2" (4.16m x 3.40m)

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

#### BEDROOM 2 11' 3" x 8' 5" (3.43m x 2.56m)

Double glazed window to rear aspect, fitted carpet, power points, radiator, coving to ceiling.

#### BATHROOM 9' 2" x 7' 6" (2.79m x 2.28m)

Double glazed window to rear aspect, lino flooring, panelled bath with wall mounted shower attachment, low level wc, vanity unit with inset wash/hand basin, small built in storage cupboard, two cupboards one housing gas central heating boiler,

#### REAR GARDEN 100' 0" x 25' 0" (30.46m x 7.61m)

With various shrubs, plants and trees, outside water tap, lawn area, patio area.

