

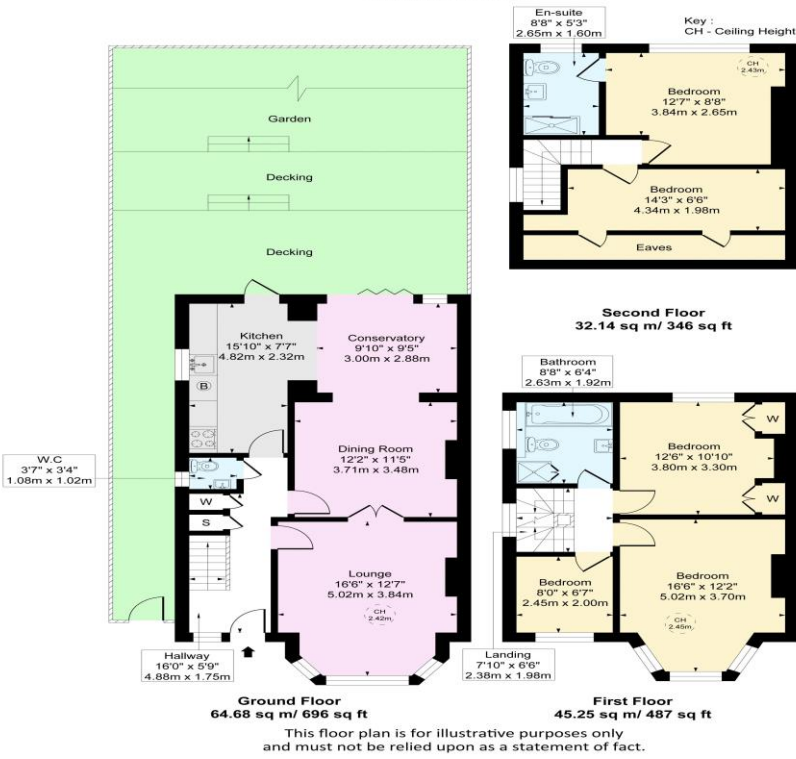


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Monks Avenue, New Barnet EN5 1BZ
 Approximate gross internal Area
 142.08 sq m / 1529 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 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.

43 Monks Avenue

Barnet EN5 1BZ

£925,000

Freehold

PROPERTY SUMMARY

Situated in this highly sought after location within walking distance for Oakleigh Park overground station providing swift connections into the city and conveniently close to Whetstone High Road with its selection of cafe's, shops and restaurants as well as excellent primary and secondary schools Hamilton Chase are delighted to offer for sale this attractive semi detached family property of which an internal viewing is most highly recommended. The property itself is in excellent condition and offers the scope for an extension to the side of the house subject to planning permission. Features include five bedrooms, two receptions, conservatory, fitted kitchen, cloakroom, two bathrooms, gas central heating, double glazed windows, private 90 ft south/westerly facing rear garden with a two tied decked area, own driveway providing of street parking.

ACCOMMODATION

SOLID FRONT DOOR

ENTRANCE HALLWAY 16' 0" x 5' 9" (4.87m x 1.75m)

Tiled flooring, double radiator, spot lights, power points, understairs storage cupboard with plumbing for washing machine and storage space, smaller understairs storage cupboard, double glazed windows to side and front aspect.

CLOAKROOM

Low Level wc, wash/hand basin, heated towel rail, tiled flooring and walls, spot lights, extractor fan, double glazed window to side aspect.

LOUNGE 16' 6" x 12' 7" (5.03m x 3.83m)

Angled double glazed bay window to front aspect, wood flooring, power points, tv and telephone point, spot lights, double radiator, fitted shelving and built in cupboard, double doors to dining room.

DINING ROOM 12' 2" x 11' 5" (3.71m x 3.48m)

spot lights, wood flooring, two radiators, power points.

CONSERVATORY 9' 10" x 9' 5" (2.99m x 2.87m)

Wood flooring, power points, radiator, built in wine cooler, bi folding double glazed doors to rear garden.



KITCHEN 15' 10" x 7' 7" (4.82m x 2.31m)

Attractive range of fitted wall and base units with ample worksurfaces, built in fridge/freezer, built in Bosch oven, grill and microwave, power points, spot light, tiled flooring, inset one and half bowl sink/drainers with cupboards underneath, induction electric hob with extractor hood above, built in dishwasher, cupboard housing gas central heating boiler, double glazed window to side aspect, double glazed door to rear garden.

FIRST FLOOR LANDING

Double glazed window to side aspect, fitted carpet, spot lights, power points.

BEDROOM 1 16' 6" x 12' 2" (5.03m x 3.71m)

Angled double glazed bay window to front aspect, fitted carpet, power points, spot lights, double radiator, tv and telephone point,

BEDROOM 2 12' 6" x 10' 10" (3.81m x 3.30m)

Double glazed window to rear aspect, fitted carpet, power points, double radiator, two built in floor to ceiling wardrobes, tv and telephone point.

BEDROOM 3 8' 0" x 6' 7" (2.44m x 2.01m)

Double glazed window to front aspect, fitted carpet, power points, spot lights, double radiator.

FAMILY BATHROOM 8' 8" x 6' 4" (2.64m x 1.93m)

Enclosed paneled bath with shower attachment, low level wc, wash/hand basin with drawers underneath, shower cubicle with folding door, tiled walls and flooring, heated towel rail, spot lights, extractor fan, double glazed window to side aspect.

SECOND FLOOR LANDING

Fitted carpet.

BEDROOM 4 14' 3" x 6' 6" (4.34m x 1.98m)

Two sky lights to front aspect, fitted carpet, power points, spot lights, eaves storage space.

BEDROOM 5 12' 7" x 8' 8" (3.83m x 2.64m)

Double glazed window to rear aspect, fitted carpet, power points, tv and telephone point, radiator, spot lights.

EN-SUITE 8' 8" x 5' 3" (2.64m x 1.60m)

Double walk in shower with sliding shower door, spot lights, wash/hand basin with drawers underneath, low level wc, built in storage shelving, heated towel rail, extractor fan, double glazed window to rear aspect.

FRONT GARDEN

Paved front garden with own driveway providing off street parking, flower boarded, scope to extend to the side of the property subject to planning permission.

REAR GARDEN 90' 0" x 26' 0" (27.41m x 7.92m)

South/westerly facing extending to 90 ft, private and secluded, two tied decked area with steps leading down to large lawn area, flower and shrub boarder, outside water tap and power point, garden shed.



