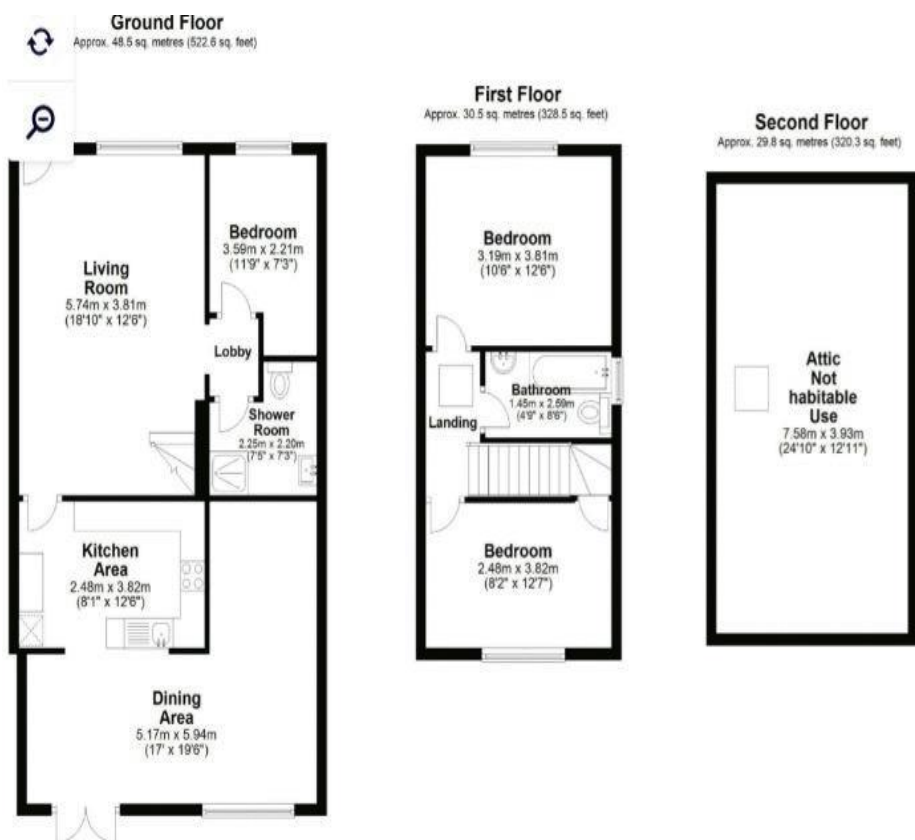




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- 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.
- 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.

# 8 Sellwood Drive

Barnet EN5 2RJ

£655,000

Freehold

## PROPERTY SUMMARY

Situated in this quiet residential location just off Mays Lane and ideally located for a selection of highly outstanding schools including QE Boys Grammar and Whittings Hill Primary Schools and in the catchment area for Latimer and Dame Alice Owen Schools as well as excellent transport links into the city, Hamilton Chase are delighted to offer for sale this most attractive three bedroom end of terrace family property of which an internal viewing is most highly recommended. There is further planning permission granted for a full round extension of the first floor and loft space. Features include three bedrooms one on the ground two bathrooms, spacious living room, open plan fitted kitchen/diner, gas central heating, double glazed windows, east facing 30 ft rear garden, off street parking for 2 cars, chain-free.

## ACCOMMODATION

### FRONT DOOR

Part double glazed front door.

### ENTRANCE PORCH

Wood flooring, glazed door to Living room.

### LIVING ROOM 18' 10" x 12' 6" (5.74m x 3.81m)

Wood flooring, power points, tv and telephone point, two radiators, small understairs storage cupboard, double glazed window to front aspect, door to kitchen.

### KITCHEN 12' 6" x 8' 1" (3.81m x 2.46m)

Range of fitted wall and base units with worksurfaces, inset stainless steel sink/drainer with cupboards underneath, wood flooring, power points, built in dishwasher and washing machine, four ring gas hob with extractor hood above, built in electric oven, splash back tiling to walls.

### DINING AREA 19' 6" x 17' 0" (5.94m x 5.18m)

Wood flooring, power points, two radiators, double glazed window to rear aspect with double glazed double doors to rear garden.

### INNER HALLWAY

Wood flooring.



### BEDROOM 3 11' 9" x 7' 3" (3.58m x 2.21m)

Double glazed window to front aspect, wood flooring, power points, radiator, access to loft space.

### SHOWER ROOM 7' 5" x 7' 3" (2.26m x 2.21m)

Shower cubicle, low level wc, non slip flooring, heated towel rail, extractor fan, vanity unit with inset wash/hand basin.

### FIRST FLOOR LANDING

Fitted carpet. access to insulated and boarded loft space access via a loft ladder.

### BEDROOM 1 12' 6" x 10' 6" (3.81m x 3.20m)

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

### BEDROOM 2 12' 7" x 8' 2" (3.83m x 2.49m)

Double glazed window to rear aspect, fitted carpet, power points, fitted wardrobe, radiator, built in storage cupboard.

### BATHROOM 8' 6" x 4' 9" (2.59m x 1.45m)

Panelled bath with shower attachment, low level wc, wash/hand basin, three tiled walls, lino tiled flooring, shower rail with shower curtain, double glazed window to side aspect.

### FRONT GARDEN

Paved driveway providing off street parking for two cars.

### REAR GARDEN 30' 0" x 22' 0" (9.14m x 6.70m)

East facing rear garden, lawn area patio area, flower and shrub borders, outside water tap.

