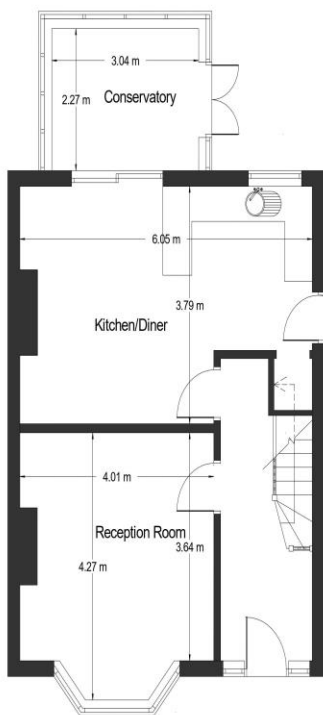




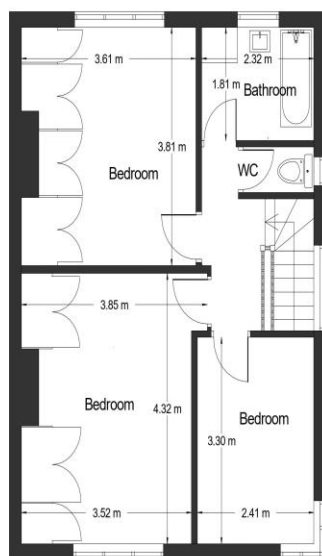
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Gross Internal Area 47 sq.m (excluding conservatory)



Gross Internal Area 49.9 sq.m

THIS PLAN IS FOR GUIDANCE ONLY
 WINDOWS, DOOR OPENINGS AND MEASUREMENTS ARE APPROXIMATE.
 WHILST EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THE PLAN
 PLEASE CHECK ALL DIMENSIONS BEFORE MAKING ANY DECISION RELYING ON THEM.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	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.

30 Cedar Lawn Avenue

Barnet EN5 2LN

£699,995

FREEHOLD

PROPERTY SUMMARY

Situated in this very sought after cul de sac turning within close proximity for highly regarded schools, local shopping facilities and High Barnet underground station Hamilton Chase are delighted to offer for sale this well maintained three double bedroom semi-detached family property of which an internal viewing is most highly recommended. The property itself offers an excellent opportunity to extend subject to the normal planning consents and offers the following features, three double bedrooms, two receptions, fitted kitchen, conservatory, First floor bathroom and separate wc, double glazed windows, gas central heating, off street parking, beautiful 75 ft east facing rear garden, chain-free.

ACCOMMODATION

FRONT DOOR

Solid front door.

HALLWAY

Fitted carpet, double radiator, coving to ceiling, power point, telephone point, understairs storage cupboard.

RECEPTION 1 14' 7" x 13' 2" (4.44m x 4.01m)

Double glazed angled bay window to front aspect, laminated wood flooring, coving to ceiling, fireplace with inset flame effect gas fire, power points, double radiator, tv and telephone point.

RECEPTION 2 13' 4" x 13' 2" (4.06m x 4.01m)

Laminated wooden flooring, power points, coving to ceiling, double radiator, double glazed sliding doors to conservatory, open plan to kitchen area.

KITCHEN 8' 7" x 6' 9" (2.61m x 2.06m)

Range of fitted wall and base units with worksurfaces, inset stainless steel sink/drainer with cupboards underneath, built in four ring gas hob with extractor hood above, built in electric oven, walk in pantry cupboard, power points, splash back tiling to walls, plumbing for washing machine, cupboard housing gas central heating boiler, double glazed window to rear aspect, part glazed door to side aspect.

CONSERVATORY 11' 2" x 8' 0" (3.40m x 2.44m)

Lino flooring, power points, double glazed windows to side and rear aspect, double glazed double doors to rear garden.

FIRST FLOOR LANDING

Fitted carpet, large double glazed window to side aspect, access to loft space.



BEDROOM 1 14' 2" x 11' 7" (4.31m x 3.53m)

Double glazed window to front aspect, fitted carpet, power points, radiator, coving to ceiling, two sets of built in floor to ceiling wardrobes.

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

Double glazed window to rear aspect, fitted carpet, radiator, power points, coving to ceiling, built in floor to ceiling wardrobes.

BEDROOM 3 10' 9" x 8' 0" (3.27m x 2.44m)

Double glazed dual aspect windows to front and side aspect, laminated wood flooring, power points, radiator,

BATHROOM 7' 7" x 6' 0" (2.31m x 1.83m)

Enclosed paneled bath with shower attachment, folding shower screen, heated towel rail, vanity unit with inset wash/hand basin, lino flooring, part tiled walls, cupboard housing hot water cylinder, double glazed window to rear aspect.

SEPARATE WC

Low level wc, lino flooring, half tiled walls, double glazed window to side aspect.

FRONT GARDEN

Proving off street parking, flower and shrub boarders.

REAR GARDEN 75' 0" x 25' 0" (22.84m x 7.61m)

Beautifully maintained east facing rear garden, patio area with steps leading down to lawn area, flower and shrub boarders, outside water tap, garden shed, covered area to the side of the house offering pedestrian access.

