



HamiltonCHASE



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Approximate gross Internal Area
200.78 sq m / 2162 sq ft



1. 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.
2. 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.
3. 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.
4. 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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4 Queens Road

Barnet EN5 4DG

£1,395,000

Freehold

PROPERTY SUMMARY

Located in one of Barnet's premier roads within easy walking distance of surrounding green spaces and close to top performing schools including QE Boys and local transport facilities including High Barnet Underground station, Hamilton Chase are delighted to offer for sale this most attractive Victorian family house arranged over three floors. The property itself has been maintained in excellent condition by its current and retains most of its original features. Features include five bedrooms, three receptions, fully fitted luxury kitchen, utility room/cloakroom, two bathrooms, gas central heating, double glazing and original feature windows, stunning 138 ft rear garden with side aspect, garden entertainment/home office building, off street parking for two cars, an internal viewing is most highly recommended.

ACCOMMODATION

FRONT DOOR

LOBBY AREA

Wood flooring, radiator, coving to ceiling, double glazed window to side aspect, glass door to Entrance Hallway.

ENTRANCE HALLWAY

Wood flooring, coving to ceiling, power points, telephone point, radiator, understairs storage cupboard housing electric meter and fuse box,.

UTILITY ROOM AND CLOAKROOM

Fitted wall and base units with worksurfaces, inset stainless steel sink with cupboard underneath, built in washing machine and dryer, power points, wood flooring, low level wc, spot lights, cupboard housing gas central heating boiler, double glazed window to side aspect.

RECEPTION 1

Feature square bayed window to front aspect, fitted carpet, radiator, power points, coving to ceiling, center ceiling rose, tv and telephone point, feature fireplace.

RECEPTION 2

Wood flooring, power points, coving to ceiling, two radiators, feature fireplace with two built in storage cupboards to either side, tv and telephone point, built in cupboard, internal glass block wall, double glazed windows and double doors to Conservatory.

CONSERVATORY

three radiators, power points, double glazed windows to rear aspect with double glazed doors onto decked area leading to rear garden.

KITCHEN

Attractive range of fitted wall and base units with ample granite worksurfaces, built in range cooker, power points, built in microwave, dishwasher, inset one and half bowl sink/drainers with mixer tap, wine cooler, spot lights, skylight glass ceiling, double glazed windows to side and rear aspect.

FIRST FLOOR LANDING

Slit level landing, feature window to front aspect, fitted carpet, radiator, coving to ceiling, power points, telephone point, walk in cupboard housing hot water cylinder and airing cupboard space.

BEDROOM 1

Two feature sash windows to front aspect, fitted carpet, radiator, power points, coving to ceiling, picture rail, floor to ceiling built in wardrobes.



BEDROOM 2

Double glazed window to rear aspect, fitted carpet, power points, feature fireplace, coving to ceiling, built in floor to ceiling wardrobe.

BEDROOM 3

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

FAMILY BATHROOM

Enclosed paneled bath with wall mounted shower, shower attachment and shower screen, feature tiled wall, heated towel rail, coving to ceiling, access to loft space, vanity unit with inset wash/hand basin, extractor fan, double glazed window to side aspect.

LOBBY AREA

Fitted carpet, coving to ceiling, double glazed window to side aspect.

SEPARATE WC

Low level wc, wash/hand basin, lino flooring, double glazed window to side aspect.

SECOND FLOOR LANDING

Windows to front and side aspect, fitted carpet, power points.

BEDROOM 4

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

BEDROOM 5

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

EN-SUITE SHOWER ROOM

Shower cubicle, wash/hand basin, low level wc, tiled walls, lino flooring, skylight.

REAR GARDEN

Beautifully maintained private rear garden with mature trees, various shrubs and plant borders, large decked area leading down to lawn area, double power point, outside water tap, garden shed.

GARDEN ENTERTAINMENT/HOME OFFICE BUILDING 21' 0" x 12' 5" (6.40m x 3.78m)

Amtico flooring, power points, tv power point, spot lights, built in bar area, two walk in cupboards, outside is a large decked area with lighting,







