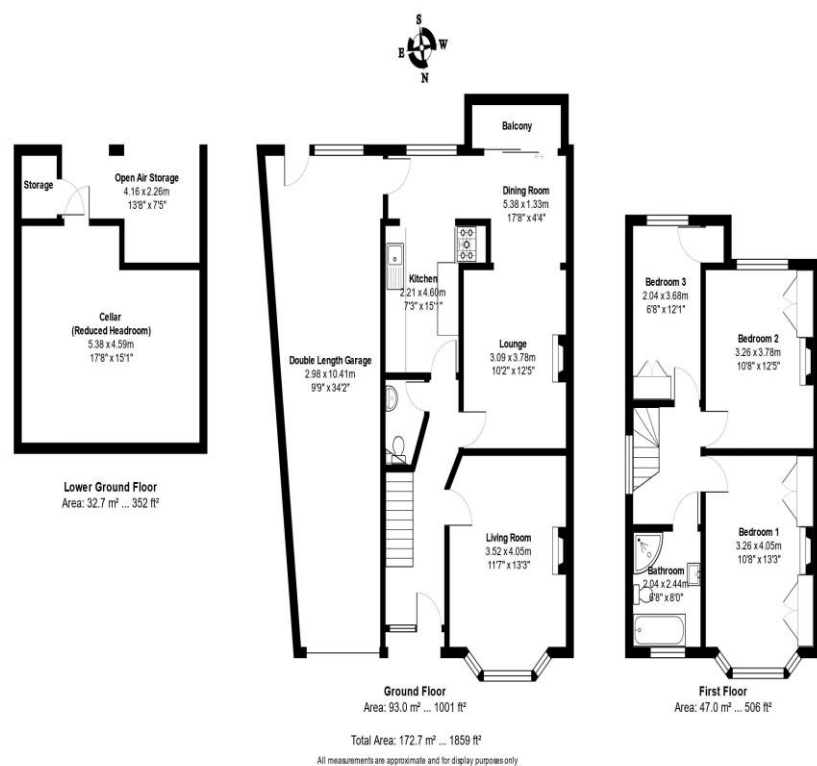




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2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using 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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53 Bosworth Road
Barnet EN5 5NA

£725,000

Freehold

PROPERTY SUMMARY

Situated in this highly sought after quiet cul de sac turning close to both High Barnet and New Barnet Underground and Overground stations as well as being well placed for a number of highly regarded state primary and secondary schools, Hamilton Chase are delighted to offer for sale this most attractive and well maintained extended three bedroom semi-detached family property which still offers an excellent opportunity to extend into the cellar and loft space subject to the normal planning consents. The property is being offered chain-free and has the following features, three bedrooms, two receptions, L shaped dining area, fitted kitchen, cloakroom, first floor family bathroom, south/westerly facing rear garden, double length garage access via own driveway, off street parking, an internal viewing is most highly recommended.

ACCOMMODATION

PART GLAZED FRONT DOOR

ENTRANCE HALLWAY

Wood flooring, radiator, coving to ceiling, picture rail, power points, telephone point, understairs storage cupboard, frosted window to front aspect.

CLOAKROOM

Low level wc, wood flooring, wash/hand basin with splash back tiling, extractor fan, radiator, spot light.

LIVING ROOM 13' 3" x 11' 7" (4.04m x 3.53m)

Angled bay window to front aspect with window shutters, fitted carpet, power points, two radiators, coving to ceiling, tv and telephone point, brick built fireplace, built in display unit.

LOUNGE 12' 5" x 10' 2" (3.78m x 3.10m)

Fitted carpet, power points, radiator, feature flame effect fire, open plan to dining room.

L SHAPED DINING AREA 17' 8" x 4' 4" (5.38m x 1.32m)

Wood flooring, power points, radiator, coving to ceiling, double glazed windows to rear aspect and double glazed sliding doors to balcony over looking the rear garden.

KITCHEN

Attractive range of fitted wall and base units with rolled top worksurfaces, built in four ring gas hob with extractor hood above, built in electric oven, splash back tiling to walls and wood paneling, radiator, plumbing for washing machine and dishwasher, power points, inset stainless steel one and half bowl sink/drainер with cupboards underneath, wood flooring.

UTILITY ROOM

Carpet tiles, radiator, power points, fitted worksurface with cupboards and shelving, fitted worksurface with cupboards and shelving, double glazed window to rear aspect, part glazed door to balcony with steps leading down to the rear garden.



FIRST FLOOR LANDING

Fitted carpet, double glazed window to side aspect with window shutters, access to insulated and boarded loft space via loft ladder.

BEDROOM 1 13' 3" x 10' 8" (4.04m x 3.25m)

Angled bay window to front aspect, fitted carpet, radiator, power points, coving to ceiling, built in floor to ceiling wardrobes, matching chest of drawers with window seats.

BEDROOM 2 12' 5" x 10' 8" (3.78m x 3.25m)

Double glazed window to rear aspect with views, fitted carpet, power points, radiator, built in floor to ceiling double wardrobe, built in cupboard.

BEDROOM 3 12' 1" x 6' 8" (3.68m x 2.03m)

Double glazed window with views, fitted carpet, power points, radiator, two built in cupboards.

FAMILY BATHROOM 8' 0" x 6' 8" (2.44m x 2.03m)

Enclosed paneled bath with a wall mounted shower attachment, corner shower cubicle with a sliding door, vanity unit with inset wash/hand basin, low level wc, spot lights, coving to ceiling, extractor fan, half tiled walls, heated towel rail, frosted window to front aspect.

FRONT GARDEN

Paved and proving off street parking, own driveway leading to garage.

REAR GARDEN 45' 0" x 35' 0" (13.71m x 10.66m)

South/westerly facing, mainly laid to lawn with flower and shrub borders, patio area, decked seating area, outside water tap, open air and basement storage space under the house.

GARAGE

Double length garage with power and light, up and over door, access via own driveway.

CELLAR 17' 8" x 15' 1" (5.38m x 4.59m)

Reduced head height, power and light, cupboard housing gas central heating boiler.

OPEN AIR STORAGE SPACE 13' 8" x 7' 5" (4.16m x 2.26m)





