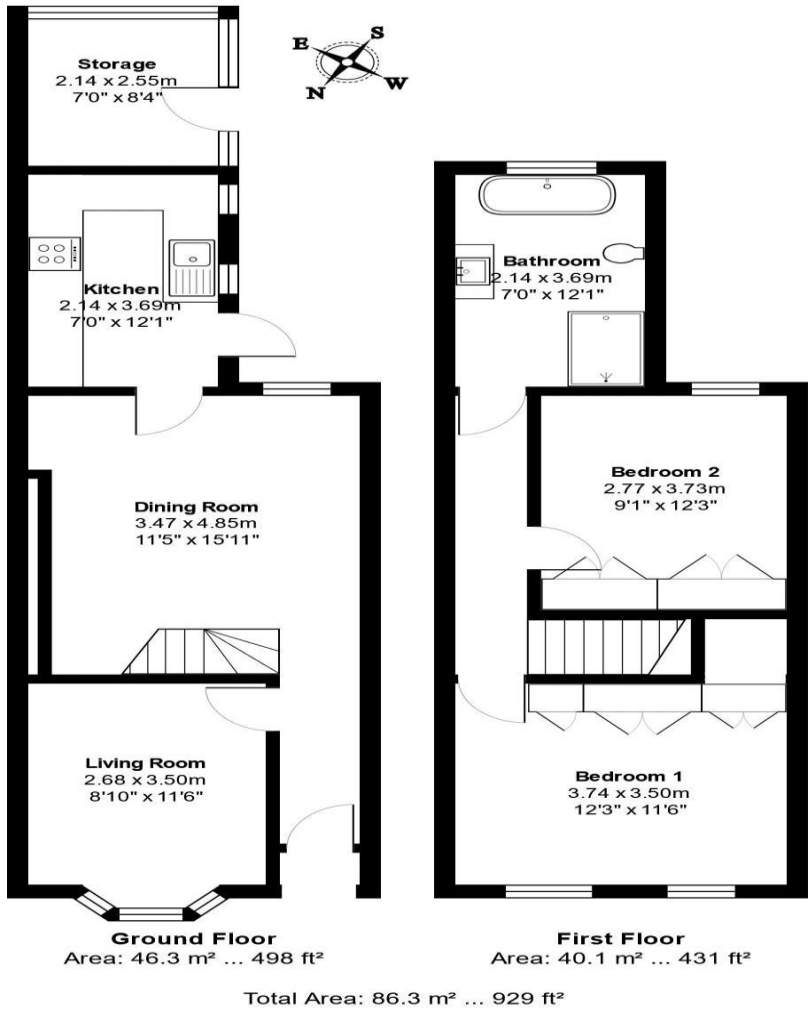




Hamilton Chase Estates Limited, 141 High Street, Barnet, Hertfordshire EN5 5UZ
t: 020 8441 1123 f: 020 8441 2012 w: hamiltonchase.co.uk e: info@hamiltonchase.co.uk

hamiltonchase.co.uk

020 8441 1123



Energy performance certificate (EPC) – Find an energy certificate – ... <https://find-energy-certificate.service.gov.uk/energy-certificate/0370-...>
English | Cymraeg

Energy performance certificate (EPC)

101 Bells Hill BARNET EN5 2BT	Energy rating D	Valid until: 14 January 2035
		Certificate number: 0370-2384-8490-2695-7531

Property type	Mid-terrace house
Total floor area	81 square metres

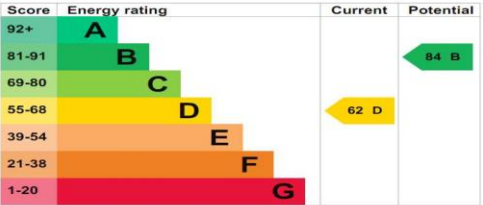
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-rental-properties>

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

- 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.

101 Bells Hill
Barnet EN5 2ST

£550,000

Freehold

PROPERTY SUMMARY

Hamilton Chase are delighted to offer for sale this most attractive victorian two double bedroom mid-terraced house situated in this sought after location with in easy access for highly sought after schools, High Barnet High Street and High Barnet Underground Station. The property itself has been maintained in excellent order and offers the potential for a loft conversion with planning approved back in May 2017. Features included two double bedrooms, living room and dining room, utility/storage room, fitted kitchen, gas central heating, double glazed windows, first floor bathroom, 30 ft rear garden with pedestrian rear access, an internal viewing is most highly recommended.

ACCOMMODATION

FRONT DOOR

Solid front door.

HALLWAY

Wood flooring, double radiator, power points, small understairs storage space.

LIVING ROOM 11' 6" x 8' 10" (3.50m x 2.69m)

Double glazed angled bay window to front aspect, wood flooring, double radiator, power points, tv and telephone point.

DINING ROOM 15' 11" x 11' 5" (4.85m x 3.48m)

Wood flooring, power points, double radiator, tv and telephone point, fitted cupboard housing electric meter, double glazed window to rear aspect, steps leading down to Kitchen.

KITCHEN 12' 1" x 7' 0" (3.68m x 2.13m)

Attractive range of fitted wall and base units with ample worksurfaces, inset sink/drainер with cupboard underneath, power points, splash back tiling to walls, wood flooring with under floor heating, Built in Bosch appliances which include an oven and grill, electric hob with extractor hood, washing machine, dishwasher, spot lights, built in fridge freezer, double glazed windows to side aspect and a double glazed door to rear garden.

FIRST FLOOR LANDING

Fitted carpet, double radiator.



BEDROOM 1 12' 3" x 11' 6" (3.73m x 3.50m)

Two glazed windows to front aspect, fitted carpet, power points, tv and telephone point, two double radiators, access to insulated and boarded loft space via a loft ladder, floor to ceiling fitted wardrobes.

BEDROOM 2 12' 3" x 9' 1" (3.73m x 2.77m)

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

FAMILY BATHROOM 12' 1" x 7' 0" (3.68m x 2.13m)

Free standing bath, low level wc, vanity unit with inset wash/hand basin, tiled flooring with under floor heating, walk in shower cubicle with over head shower and shower hand held attachment, spot lights, heated towel rail, fitted cupboard housing gas central heating boiler, double glazed window to rear aspect.

UTILITY/STORAGE ROOM 8' 4" x 7' 0" (2.54m x 2.13m)

Power points, windows to side and rear aspect, part glazed door.

FRONT GARDEN

Garden pathway leading up to the front door, hedges to both sides, loose stones.

REAR GARDEN 30' 0" x 15' 0" (9.14m x 4.57m)

Private rear garden, paved pathway, flower and shrub boarder, outside water tap, artificial lawn, pedestrian rear access.



