



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 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.

**59 West End Lane**

Barnet EN5 2SB

**£550,000**

**Freehold**

## PROPERTY SUMMARY

Rarely available and forming part of this quiet private mews setting at the the end of a no through road in High Barnet close to the amenities of the High Street and easy access of High Barnet Underground station Hamilton Chase are delighted to offer for sale stunning character end of terrace two double bedroom cottage of which an internal viewing is most highly recommended. The property itself is in excellent decorative order and offers the following features two double bedrooms, two receptions, fitted kitchen, ground floor bathroom, gas central heating, double glazed windows, separate brick built office/gym building, 30 ft rear garden, chain-free,.

## ACCOMMODATION

### FRONT DOOR

Double glazed front door.

### RECEPTION 1 12' 0" x 11' 0" (3.65m x 3.35m)

Double glazed window to front aspect, wood flooring, coving to ceiling, power points, tv and telephone point, double radiator, feature fireplace, archway to.

### RECEPTION 2 11' 0" x 11' 0" (3.35m x 3.35m)

Double glazed window to rear aspect, wood flooring, coving to ceiling, power points, picture rail, brick fireplace with log burner, coving to ceiling, double radiator, panelled glass door to kitchen.

### KITCHEN 10' 8" x 7' 0" (3.25m x 2.13m)

Attractive range of fitted wall and base units with worksurfaces, built in four ring gas hob with extractor hood above, built in electric oven, plumbing for washing machine, built in dishwasher, cupboard housing gas central heating boiler, inset enamel one and half bowl sink/drainers with cupboards underneath, built in fridge/freezer, tiled flooring, splash back tiling to walls, access to small loft space, double glazed window and double glazed door to side aspect.

### BATHROOM 6' 8" x 0' 0" (2.03m x 0.00m)

Victorian style bath with wall mounted shower, shower screen, part tiled walls, tiled flooring, low level wc, heated towel rail, spot lights, victorian style wash/hand basin, double glazed window to rear aspect.



### FIRST FLOOR LANDING

Fitted carpet, access to loft space.

### BEDROOM 1 12' 0" x 11' 0" (3.65m x 3.35m)

Double glazed window to front aspect, striped floor boards, power points, double radiator, feature fireplace, built in wardrobe.

### BEDROOM 2 11' 0" x 11' 0" (3.35m x 3.35m)

Double glazed window to rear aspect, striped floor boards, power points, radiator, built in cupboard, feature fireplace.

### REAR GARDEN AREA

Area at the rear of the property, steps leading up to crazy paved area, seating area, flower and shrub borders, outside water tap.

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

Mainly laid to lawn, flower and shrub borders, patio area, garden shed.

### OFFICE/GYM 11' 5" x 7' 5" (3.48m x 2.26m)

Brick built, tiled flooring, power points, coving to ceiling, spot lights, heating and water supply, double glazed door, double glazed windows to front and side aspect.



