

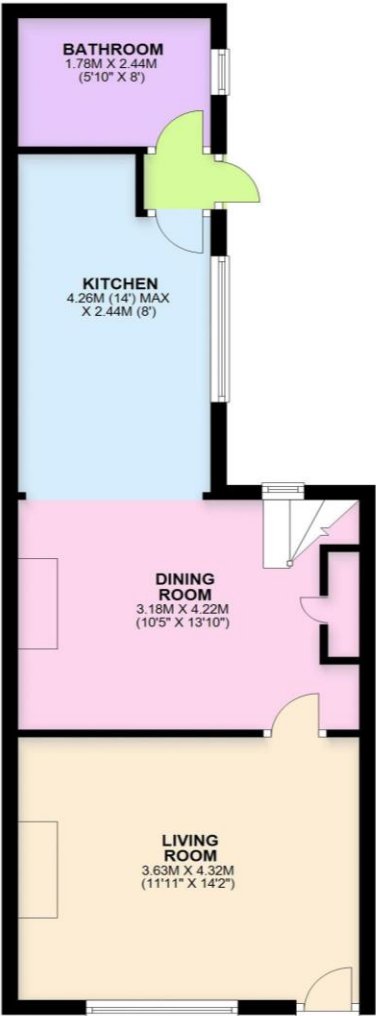


Hamilton Chase Estates Limited, 141 High Street, Barnet, Hertfordshire EN5 5UZ
t: 020 8441 1123 f: 020 8441 2012 w: hamiltonchase.co.uk e: info@hamiltonchase.co.uk

hamiltonchase.co.uk

020 8441 1123

GROUND FLOOR
APPROX. 44.7 SQ. METRES (481.5 SQ. FEET)



FIRST FLOOR
APPROX. 30.0 SQ. METRES (323.2 SQ. FEET)



TOTAL AREA: APPROX. 74.8 SQ. METRES (804.7 SQ. FEET)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 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.

46 St Albans Road

Barnet EN5 4LA

£430,000

Freehold

PROPERTY SUMMARY

Situated in this convenient location within easy access of Barnet High Street with its shopping facilities and High Barnet Underground Station Hamilton Chase are delighted to offer for sale this character two double bedroom cottage with off street parking. Features include two double bedrooms, separate living room and dining room, fitted kitchen, ground floor bathroom, double glazed windows, gas central heating, court yard rear garden, off street parking, chain-free, an internal viewing is highly recommended.

ACCOMMODATION

FRONT DOOR

Double glazed front door.

LIVING ROOM 14' 2" x 11' 11" (4.31m x 3.63m)

Double glazed window to front aspect, wood flooring, coving to ceiling, power points, double radiator, tv and telephone point, cupboard housing gas meter.

DINING ROOM 13' 10" x 10' 5" (4.21m x 3.17m)

Double glazed window to rear aspect, wood flooring, coving to ceiling, double radiator, power points, understairs storage cupboard housing electric meter and fuse box, open plan to Kitchen.

KITCHEN 14' 0" x 8' 0" (4.26m x 2.44m)

Range of fitted wall and base units with worksurfaces, built in electric hob with extractor hood above, built in electric oven and grill, inset stainless steel sink/drainer with cupboards underneath, wall mounted gas central heating boiler, built in dishwasher and washing machine, power points, built in fridge/freezer, tiled flooring, double glazed window to side aspect, internal door to Lobby area.

LOBBY AREA

Tiled flooring, double glazed door to outside Court Yard Garden.



BATHROOM 8' 0" x 5' 10" (2.44m x 1.78m)

Enclosed paneled bath with shower attachment, vanity unit with inset wash/hand basin, low level wc, part tiled walls, double radiator, tiled flooring, extractor fan, double glazed window to side aspect.

FIRST FLOOR LANDING

Fitted carpet.

BEDROOM 1 13' 6" x 10' 8" (4.11m x 3.25m)

Double glazed window to rear aspect, fitted carpet, power points, tv power point, double radiator, access to loft space, built in storage cupboard.

BEDROOM 2 13' 6" x 13' 0" (4.11m x 3.96m)

Double glazed window to front aspect, fitted carpet, power points, double radiator, tv power point.

FRONT GARDEN

Flower and shrub borders, half paved and concrete area providing off street parking.

COURT YARD REAR GARDEN.



