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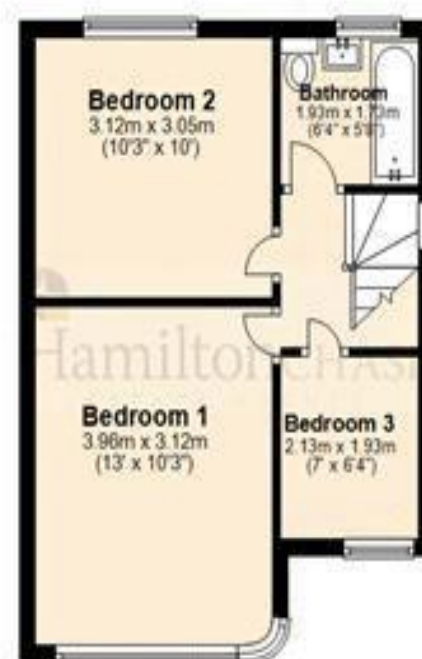
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020 8441 1123

#### Ground Floor



#### First Floor



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Plan produced using PlanUp.

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**12 Connaught Avenue**  
Barnet EN4 8PN

**£529,995 Freehold**

## PROPERTY SUMMARY

Situated in this quiet residential area close to Oakleigh Park mainline station, East Barnet village, Oak Hill park and well regarded schools Hamilton Chase are delighted to offer for sale this three bedroom mid terraced house in need of modernisation. The property itself offers an excellent opportunity for someone to put their own stamp on the property and offers the following features, three bedrooms, 26 ft lounge/diner, kitchen, first floor bathroom, gas central heating, double glazed windows, lean to/utility room, 35 ft rear garden with rear access, potential for off street parking, chain-free.

## ACCOMMODATION

### ENTRANCE PORCH

Double glazed porch with double glazed sliding door.

### FRONT DOOR

### ENTRANCE HALLWAY

Double radiator, dado rail, fitted carpet, power points, door to Lounge/dining room.

### LOUNGE/DINING ROOM 26' 1" x 11' 0" (7.94m x 3.35m)

Half angled double glazed window to front aspect, wood flooring, two radiators, power points, picture rail, tv and telephone point, feature fireplace, double glazed window to rear aspect, archway to kitchen.

### KITCHEN 8' 0" x 6' 0" (2.44m x 1.83m)

Range of fitted wall and base units with worksurfaces, power points, splash back tiling to main wall, wood flooring, built in larder cupboard, gas cooker point, stainless steel sink/drainers with cupboards underneath, double glazed window to rear aspect, double glazed door to Lean to/ Utility room.

### LEAN TO/ UTILITY ROOM 14' 0" x 6' 5" (4.26m x 1.95m)

Laminated wood flooring, power points, plumbing for washing machine, two storage cupboards, fitted base unit with storage cupboards, drawers and worksurface, double glazed window to rear aspect, door to rear garden.

### FIRST FLOOR LANDING

Fitted carpet, access to loft space, gas central heating combination boiler located in the loft.

### BEDROOM 1 13' 0" x 10' 2" (3.96m x 3.10m)

Half angled double glazed bay window to front aspect, fitted carpet, power points, radiator, picture rail.

### BEDROOM 2 10' 3" x 10' 0" (3.12m x 3.05m)

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

### BEDROOM 3 7' 0" x 6' 3" (2.13m x 1.90m)

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

### BATHROOM 6' 4" x 5' 6" (1.93m x 1.68m)

Enclosed paneled bath with shower attachment, wash/hand basin, low level wc, tiled flooring and walls, radiator, double glazed window to rear aspect.

### FRONT GARDEN

Mainly paved with a low level brick garden wall with railings, garden pathway.

### REAR GARDEN 35' 0" x 20' 0" (10.66m x 6.09m)

Raised patio area with steps leading down to lawn area, flower and shrub borders, garden shed, brick built storage shed with power and light, gate to service alleyway at rear.

