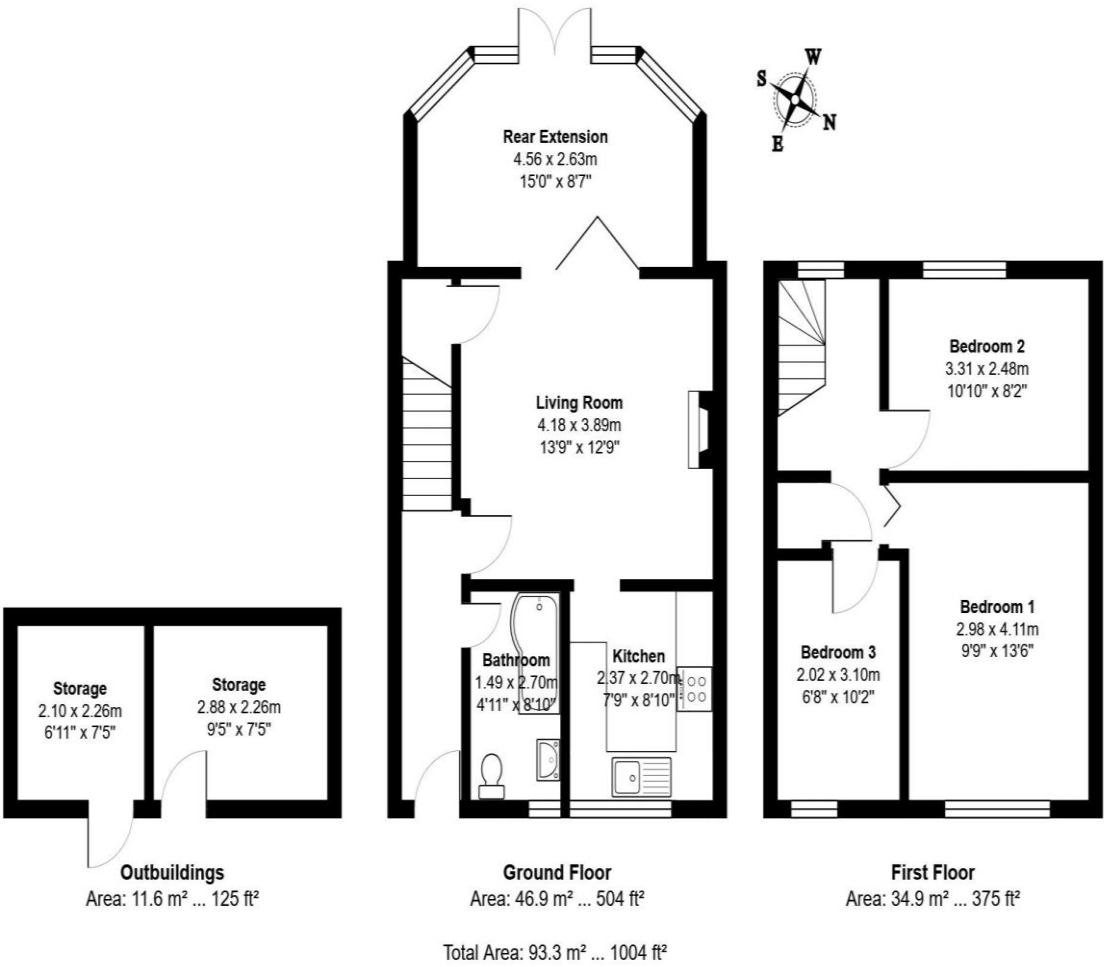




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1. 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.

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.

5. 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.

14 Ridgeview Close

Barnet EN5 2QE

£595,000

Freehold

PROPERTY SUMMARY

Situated in this quiet cul de sac turning just off of Mays Lane and within in easy access of local shops, cafes restaurants on the High Street as well as High Barnet Underground Station with its easy access into Central London. There is also a choice of recreational areas, nearby Greenbelt land and excellent schools Hamilton Chase are delighted to offer for sale this most attractive end of terrace family home which has been maintained in excellent order. Features include three bedrooms, fully fitted kitchen, living room and a conservatory/dining room, ground floor bathroom, gas central heating, double glazed windows, 60 ft south/westerly facing rear garden, gym/outhouse, off street parking to the front of the property for two cars, an internal viewing is most highly recommended.

ACCOMMODATION

FRONT DOOR

Part double glazed front door.

HALLWAY

Fitted carpet, radiator, coving to ceiling, power points.

KITCHEN 8' 10" x 7' 9" (2.69m x 2.36m)

Double glazed window to front aspect, attractive range of fitted wall and base units with worksurfaces, built in four ring gas hob with extractor hood above, power points, built in oven and grill, inset stainless steel sink/drainer with mixer tap and cupboards underneath. cupboard housing gas central heating boiler, built in fridge, dishwasher and washing machine, wood flooring.

LIVING ROOM 13' 9" x 12' 9" (4.19m x 3.88m)

Fitted carpet, power points, feature brick built fireplace, tv and telephone point, coving to ceiling, radiator, two built in storage cupboards, understairs storage cupboard.

DINING ROOM/CONSERVATORY 15' 0" x 8' 7" (4.57m x 2.61m)

Wood flooring, radiator, power points, two sky lights, spot lights, double glazed windows to rear aspect with double glazed doors leading onto rear garden.

BATHROOM 8' 10" x 4' 11" (2.69m x 1.50m)

Double glazed window to front aspect, lino flooring, low level wc, wash/hand basin, paneled bath with shower attachment, coving to ceiling, part tiled walls, extractor fan, wall mounted heated towel rail.



FIRST FLOOR LANDING

Fitted carpet, power point, radiator, dado rail, coving to ceiling, smoke alarm, built in cupboard housing hot water cylinder and airing cupboard space, access to insulated and boarded loft space.

BEDROOM 1 13' 6" x 9' 9" (4.11m x 2.97m)

Double glazed window to front aspect, dado rail, fitted carpet, power points, radiator, tv and telephone point.

BEDROOM 2 10' 10" x 8' 2" (3.30m x 2.49m)

Double glazed window to rear aspect, wood flooring, power points, radiator.

BEDROOM 3 10' 2" x 6' 8" (3.10m x 2.03m)

Double glazed window to front aspect, power points, wood flooring, radiator.

FRONT GARDEN

With two hedges, outside water tap, pedestrian side access to the rear garden, off street parking for two cars.

REAR GARDEN 60' 0" x 20' 0" (18.27m x 6.09m)

South/westerly facing, decked area, flower and shrub boarder, patio area, garden shed, lawn area, Gym and separate outbuilding.



