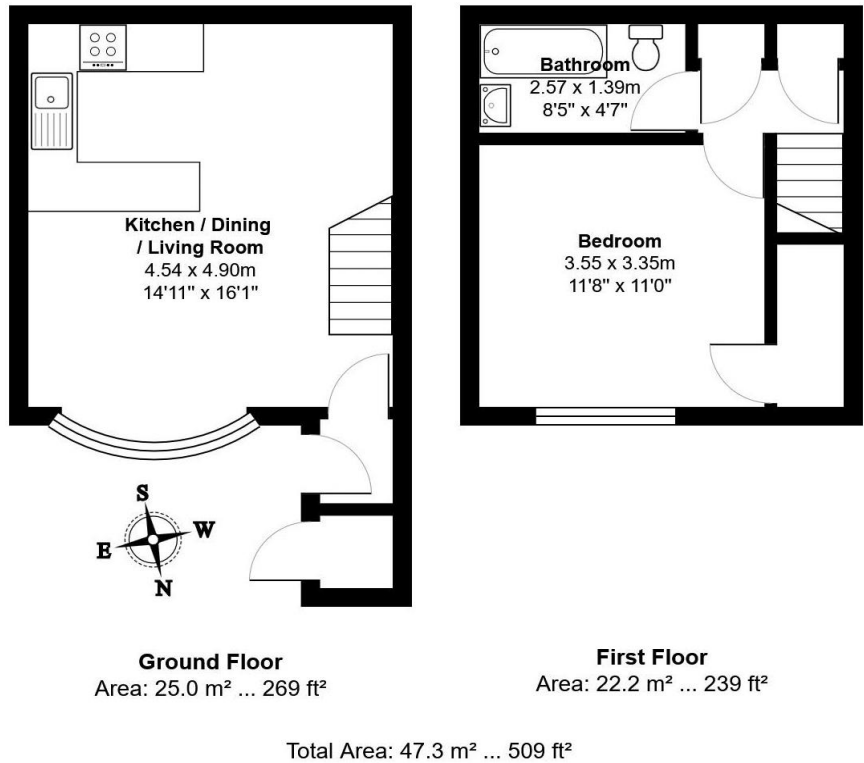




Hamilton Chase Estates Limited, 141 High Street, Barnet, Hertfordshire EN5 5UZ
t: 020 8441 1123 f: 020 8441 2012 w: hamiltonchase.co.uk e: info@hamiltonchase.co.uk

hamiltonchase.co.uk

020 8441 1123



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 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.

4 Boleyn Way

Barnet EN5 5JS

£360,000

Freehold

PROPERTY SUMMARY

Situated in this sought after location with in easy access for both New Barnet and High Barnet Overground and Underground Stations Hamilton Chase are delighted to offer for sale this most attractive one bedroom starter house offering just over 500 sq ft of living space. The property itself is presented in excellent condition and has the following features, one double bedroom, first floor modern bathroom, open plan lounge/dining and kitchen area, gas central heating, double glazed windows, own garden, allocated parking space, freehold, chain-free, an internal viewing is most highly recommended.

ACCOMMODATION

FRONT DOOR

Solid front door with inset glass panel.

ENTRANCE HALLWAY

Wood flooring, coving to ceiling, inner glass paneled door to Open plan Kitchen/ dining/ living room.

OPEN PLAN KITCHEN/ DINING/ LIVING ROOM 16' 1" x 14' 11" (4.90m x 4.54m)

Double glazed bay window to front aspect over looking the garden, wood flooring, two radiators, power points, coving to ceiling, dado rail, tv and telephone point.

KITCHEN AREA

Newly fitted kitchen with an attractive range of fitted wall and base units with ample worksurfaces, breakfast bar area, built in electric hob with extractor hood above, tiled splash backs to walls, power points, built in electric oven, washing machine, inset one and half bowl sink/drainers with cupboards underneath, concealed lighting.

FIRST FLOOR LANDING

Coving to ceiling, fitted carpet, two floor to ceiling built in cupboards with one housing hot water cylinder, access to loft space.



BEDROOM 1 11' 8" x 11' 0" (3.55m x 3.35m)

Double glazed window to front aspect, wood flooring, power points, coving to ceiling, radiator, dado rail, walk in large cupboard/wardrobe.

BATHROOM 8' 5" x 4' 7" (2.56m x 1.40m)

Paneled bath with a wall mounted shower attachment, shower screen and rail, radiator, low level wc, vanity unit with inset sink/drainers, tiled flooring, extractor fan, tiled walls.

OUTSIDE STORAGE CUPBOARD

Housing gas central heating boiler, electric meter and fuse box and storage space.

FRONT GARDEN 30' 0" x 20' 0" (9.14m x 6.09m)

Lawn area, loose pebbles, garden wall and fencing.

PARKING

There is an allocated parking space.



