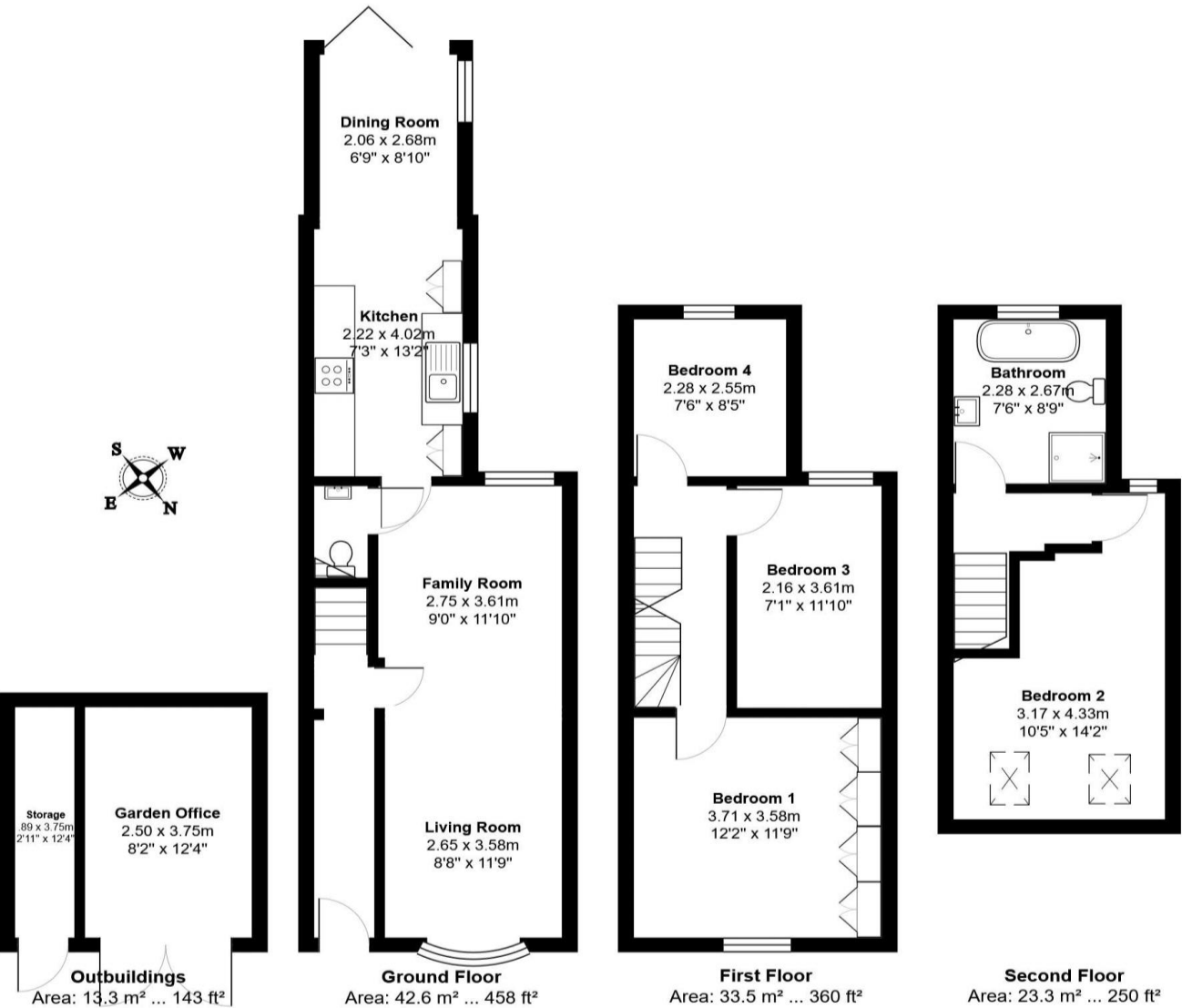




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total Area: 112.6 m² ... 1212 ft²

All measurements are approximate and for display purposes only

- 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.

29 Puller Road
Barnet EN5 4HG

£699,995

Freehold

PROPERTY SUMMARY

Situated in this highly sought after location for both Foulods and Christchurch Schools as well as easy access to for The Spires shopping center and High Barnet Underground Station Hamilton Chase are delighted to offer for sale this most attractive character four bedroom family house arranged over three floors of which an internal viewing is most highly recommended. The property itself is in excellent condition and offers the following features, four bedrooms, 24 ft living/ family room, fitted kitchen/diner, cloakroom, spacious family bathroom, gas central heating, double glazed windows, 80 ft south westerly facing rear garden, garden/office room, an internal viewing is most highly recommended.

ACCOMMODATION

FRONT DOOR

HALLWAY

Wood flooring, power points, spot lights, wall mounted storage cupboard.

RECEPTION 25' 5" x 9' 0" (7.74m x 2.74m)

Angled double glazed bay window with window shutters to front aspect, wood flooring, tv and telephone point, two radiators, understairs storage cupboard, double glazed sash window with window shutters to rear aspect.

CLOAKROOM

Low level wc, tiled flooring, wash/hand basin, extractor fan.

KITCHEN/DINER 22' 0" x 7' 3" (6.70m x 2.21m)

Attractive range of fitted wall and base units with worksurfaces, inset one and half bowl sink/drainer with mixer tap, cupboard underneath, plumbing for washing machine and dishwasher, built in larder cupboard, cupboard housing gas central heating boiler and storage space, built in four ring gas hob with extractor hood above and electric oven, power points, tiled flooring, spot lights, double radiator, double glazed windows to side aspect, double glazing bi-folding doors to rear garden.

FIRST FLOOR LANDING

Fitted carpet, spot lights, radiator.

BEDROOM 1 12' 2" x 11' 9" (3.71m x 3.58m)

Double glazed sash window with window shutters to front aspect, wood flooring, power points, built in floor to ceiling wardrobes.



BEDROOM 3 11' 10" x 7' 1" (3.60m x 2.16m)

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

BEDROOM 4 8' 5" x 7' 6" (2.56m x 2.28m)

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

SECOND FLOOR LANDING

Fitted carpet, spot lights.

FAMILY BATHROOM

Free standing oval bath with free standing mixer tap and shower attachment, wash/hand basin with pull out drawer underneath, half tiled walls, spot lights, low level wc, shower cubicle, extractor fan, tiled flooring, heated towel rail, double glazed windows to rear aspect.

BEDROOM 2 14' 2" x 10' 5" (4.31m x 3.17m)

Fitted carpet, power points, radiator, spot lights, storage space in the eaves, two double glazed sky lights to front aspect.

FRONT GARDEN

Garden pathway leading up to the house, loose stones.

REAR GARDEN 80' 0" x 17' 0" (24.37m x 5.18m)

Large patio area, lawn area, flower and shrub boarder, outside water tap.

GARDEN/OFFICE ROOM WITH A SEPARATE STORAGE ROOM 12' 4" x 11' 1" (3.76m x 3.38m)

Under floor heating, power points, 5G wi -fi, double glazed double doors.



