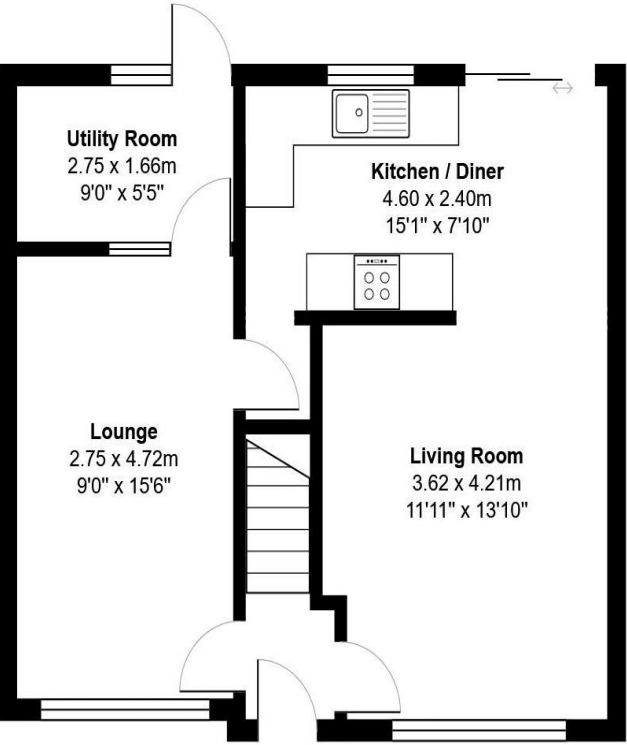




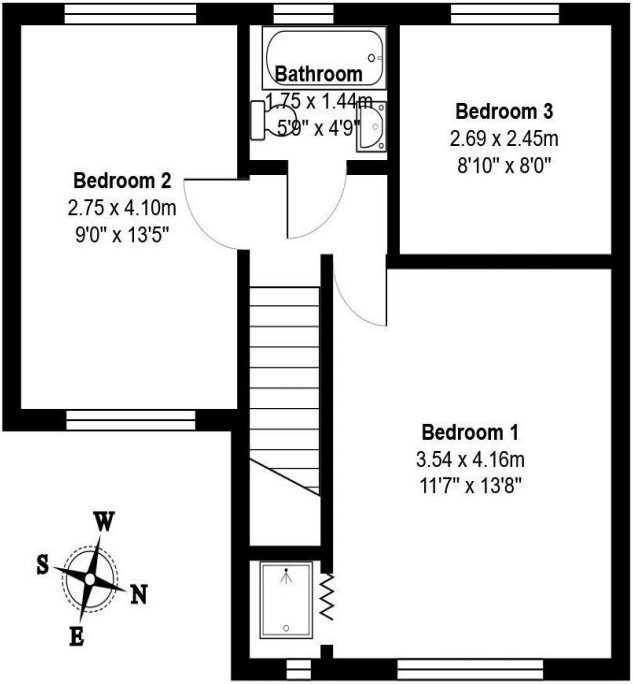
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Ground Floor
Area: 50.1 m² ... 539 ft²



First Floor
Area: 43.0 m² ... 463 ft²

Total Area: 93.1 m² ... 1002 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 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.

75 Well Road
Barnet EN5 3EA

£650,000

Freehold

PROPERTY SUMMARY

Situated in this sought after residential area opposite a green space with a Grade II listed building Hamilton Chase a delighted to offer for sale this double fronted semi-detached family property offing 1000 sq ft of living space. The property itself is ideally located for excellent schools, transport links and has the opportunity to extend subject to the normal planning consents. Features include 3 bedrooms, separate living room and lounge, kitchen diner, utility room, modern family bathroom and a shower room to the master bedroom, well maintained 85 ft south/westerly facing rear garden, off street for 2 cars, and internal viewing is highly recommended.

ACCOMMODATION

FRONT DOOR

ENTRANCE HALL

Fitted carpet, center staircase leading to first floor landing.

LIVING ROOM 13' 10" x 11' 11" (4.21m x 3.63m)

Double glazed window to front aspect over looking the green, fitted carpet, coving to ceiling, power points, two radiators, tv and telephone point, double glazed sliding doors to rear garden.

KITCHEN/DINER 15' 1" x 7' 10" (4.59m x 2.39m)

Range of fitted wall and base units with worksurfaces, inset stainless steel sink/drainer with mixer tap and cupboards underneath, power points, built in washing machine, free standing four ring gas cooker with extractor hood above, tiled flooring, coving to ceiling, double glazed window over looking the rear garden.

LOBBY AREA

Tiled flooring, understairs storage space.

LOUNGE 15' 6" x 9' 0" (4.72m x 2.74m)

Double glazed window to front aspect over looking the green, laminated wood flooring, power points, double radiator, internal double glazed window, door to utility room.

UTILITY ROOM 9' 0" x 5' 5" (2.74m x 1.65m)

Concreate flooring, power points, wall mounted gas central heating boiler, water tap, window to rear aspect, door to rear garden.

FIRST FLOOR LANDING

Coving to ceiling, fitted carpet, access to insulated and boarded loft space via a pull down loft ladder.



BEDROOM 1 13' 8" x 11' 7" (4.16m x 3.53m)

Double glazed window to front aspect over looking the green, fitted carpet, radiator, power points, coving to ceiling,

EN-SUITE SHOWER ROOM

Walk in shower cubicle with sliding doors, fitted carpet, tiled walls, extractor fan, double glazed window to front aspect.

BEDROOM 2 13' 5" x 9' 0" (4.09m x 2.74m)

Dual aspect double glazed windows to front and rear aspect, fitted carpet, power points, radiator, coving to ceiling.

BEDROOM 3 8' 10" x 8' 0" (2.69m x 2.44m)

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

BATHROOM 5' 9" x 4' 9" (1.75m x 1.45m)

Enclosed panelled bath with a wall mounted shower attachment, folding shower screen, vanity unit with inset wash/hand basin, with cupboard underneath, low level wc, tiled walls and flooring, heated towel rail, coving to ceiling, extractor fan, double glazed window to rear aspect.

FRONT GARDEN

With garden hedge, providing off street parking for two cars.

REAR GARDEN 85' 0" x 27' 0" (25.89m x 8.22m)

South/westerly facing and well maintained mature rear garden, raised patio area with steps leading down to a large lawn area, flower and shrub boarders, garden shed, vegetable patch.



