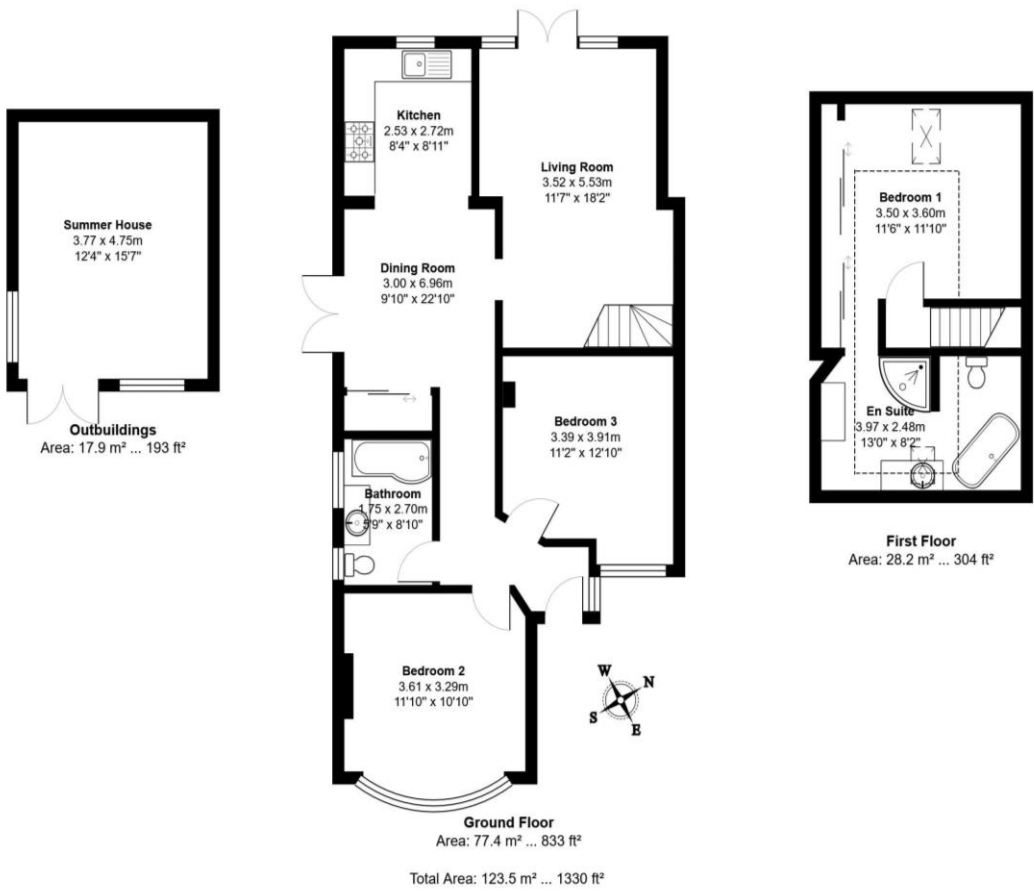




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

- 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.
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36 Elton Avenue

Barnet EN5 2EA

£799,995

Freehold

PROPERTY SUMMARY

Situated in this highly sought after location within easy access to High Barnet Underground Station, local shops and highly regarded schools, Hamilton Chase are delighted to offer for sale this stunning detached three double bedroom bungalow arranged over two floors offering over 1100 sq ft of living space of which an internal viewing is most highly recommended, The property itself has been maintained to a high standard and has the following features three double bedrooms, 18 ft living room, open plan kitchen/diner, two bathrooms, gas central heating, double glazed windows, 78 ft south/westerly facing rear garden, own driveway providing off street parking for 2/3 cars, summer house/office.

ACCOMMODATION

FRONT DOOR

ENTRANCE HALLWAY

Tiled flooring, coving to ceiling, spot lights, double radiator, power points, wall mounted fuse box, frosted double glazed window to side aspect.

LIVING ROOM 18' 2" x 11' 7" (5.53m x 3.53m)

Wood flooring, power points, coving to ceiling, spot lights, tv and telephone point, two double radiators, double glazed windows to rear aspect, double glazed doors to rear garden. Feature staircase leading to first floor landing.

OPEN PLAN KITCHEN/DINER 31' 2" x 9' 10" (9.49m x 2.99m)

Attractive range of fitted wall and base units with granite worksurfaces, power points, built in Range Master cooker/oven with extractor hood above, coving to ceiling, spot lights, radiator, tiled flooring, inset sink with mixer tap and cupboards underneath, floor to ceiling double storage cupboard with sliding doors, housing gas central heating boiler, plumbing for washing and tumble dryer, double glazed window to rear aspect, double glazed doors to rear garden.

BEDROOM 2 11' 10" x 10' 10" (3.60m x 3.30m)

Double glazed bay window to front aspect, fitted carpet, power points, coving to ceiling, spot lights, two radiators.

BATHROOM 8' 10" x 5' 9" (2.69m x 1.75m)

Enclosed paneled bath with a wall mounted shower, shower screen, tiled walls and flooring, heated towel rail, low level wc, coving to ceiling, spot lights, extractor fan, vanity unit with wash/hand basin, cupboards and drawers underneath, two frosted double glazed windows to side aspect.



BEDROOM 3 12' 10" x 11' 2" (3.91m x 3.40m)

Double glazed window to front aspect, wood flooring, power points, double radiator, coving to ceiling, spot lights, tv and telephone point.

BEDROOM 1 11' 10" x 11' 6" (3.60m x 3.50m)

Wood flooring, power points, double radiator, tv and telephone point, spot lights, double glazed sky light, built in wardrobes with sliding doors.

EN-SUITE BATHROOM 13' 0" x 8' 2" (3.96m x 2.49m)

Tiled flooring, shower cubicle with sliding doors, free standing bath, vanity unit with wash/hand basin and cupboards underneath, dressing table with drawers underneath, heated towel rail, spot lights, low level wc, extractor fan, eves storage space, double glazed sky light.

FRONT GARDEN

Own driveway, fully paved providing off street parking for 2/3 cars.

REAR GARDEN 78' 0" x 38' 0" (23.76m x 11.57m)

Beautiful south/westerly facing rear garden, large patio area with lighting, steps leading up to a raised lawn area, water tap and power points, garden shed.

SUMMER HOUSE/ OFFICE 15' 7" x 12' 4" (4.75m x 3.76m)

With power and light, windows and double doors, access via a raised decked area with steps.



