



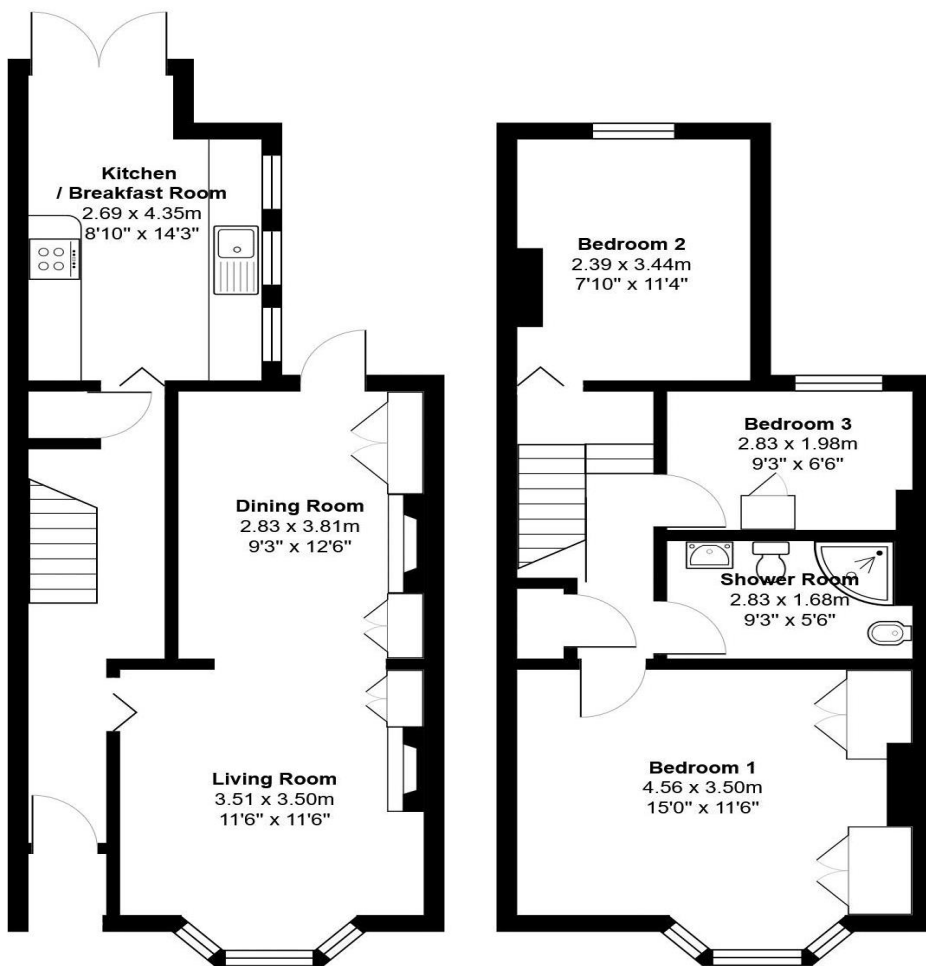
HamiltonCHASE



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11 Falkland Road

Barnet EN5 4LG

£599,995

Freehold

PROPERTY SUMMARY

Situated in this highly sought after residential turning within close proximity to The Spires shopping center and outstanding schools such as Foulds and Christchurch with High Barnet Underground Station. Hamilton Chase are delighted to offer for sale this character mid terraced house which is being offered as a chain-free sale and an internal viewing is most highly recommended. Features include three bedrooms, living room and dining room, kitchen diner, space for a ground floor cloakroom, gas central heating, double glazed windows, 40 ft south/westerly facing rear garden, scope for a loft conversion subject to the normal planning consents. An internal viewing is most highly recommend.

ACCOMMODATION

PART GLAZED FRONT DOOR

HALLWAY

Stripped floor boards, radiator, coving to ceiling, telephone point, power points, understairs storage space with scope for a cloakroom, cupboard housing fuse box electric meter, storage cupboard.

LIVING ROOM 11' 6" x 11' 6" (3.50m x 3.50m)

Double glazed angled bay window to front aspect, fitted carpet, power points, tv and telephone point, coving to ceiling, radiator, feature fireplace, open plan to Dining Room.

DINING ROOM 12' 6" x 9' 3" (3.81m x 2.82m)

Fitted carpet, power points, coving to ceiling, radiator, feature fireplace, double glazed door to rear garden.

KITCHEN/BREAKFAST ROOM 14' 3" x 8' 10" (4.34m x 2.69m)

Range of fitted wall and base units with solid wood worksurfaces, built in four ring gas hob with extractor hood above, electric oven, power points, tiled flooring, double radiator, plumbing for washing machine and a dishwasher, concealed lighting, spot lights, coving to ceiling, cupboard housing gas central heating boiler, built in fridge/freezer, inset stainless steel one and half bowl sink/drainер with cupboard underneath, splash back tiling to wall, double glazed windows to side aspect, double glazed patio doors to rear garden.

FIRST FLOOR LANDING

Split level landing, fitted carpet, power points, built in cupboard housing hot water cylinder and storage space,



BEDROOM 1 15' 0" x 11' 6" (4.57m x 3.50m)

Double glazed angled bay window to front aspect, fitted carpet, two sets of fitted wardrobes, radiator, power points, coving to ceiling, telephone point.

BEDROOM 2 11' 4" x 7' 10" (3.45m x 2.39m)

Double glazed window to rear aspect, fitted carpet, power points, double radiator, built in display unit with shelving and cupboards, telephone point, access to second loft space.

BEDROOM 3 9' 3" x 6' 6" (2.82m x 1.98m)

Double glazed window to rear aspect, fitted carpet, power points, radiator, access to main loft space via a pull down loft ladder.

SHOWER ROOM 9' 3" x 5' 6" (2.82m x 1.68m)

Shower cubicle, low level wc, bidet, tiled walls and flooring, heated towel rail, vanity unit with inset wash/hand basin.

FRONT GARDEN

Garden pathway leading up to the front door, raised flower and shrub border, loose stones.

REAR GARDEN 40' 0" x 18' 0" (12.18m x 5.48m)

South/westerly facing rear garden, lawn area, flower and shrub borders, outside water tap, patio area, garden shed, pedestrian rear access.



