



HamiltonCHASE



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	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.
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58 Cedar Lawn Avenue

Barnet EN5 2LN

Freehold

£685,000

PROPERTY SUMMARY

Situated in this very sought after cul de sac turning within close proximity for highly regarded schools, local shopping facilities and High Barnet underground station Hamilton Chase are delighted to offer for sale this well maintained three double bedroom semi-detached family house of which an internal viewing is most highly recommended. The property itself offers an excellent opportunity to extend subject to the normal planning consents and offers the following features, three double bedrooms, two receptions, kitchen, conservatory, new first floor bathroom, gas central heating, double glazed windows, off street parking, 50 ft rear garden with side access, viewing highly recommended.

ACCOMMODATION

FRONT DOOR

New solid front door.

HALLWAY

Fitted carpet, radiator, power points, coving to ceiling, spot lights, smoke alarm, two understairs storage cupboards one housing gas and electric meters and fuse box.

RECEPTION 1 14' 7" x 13' 2" (4.44m x 4.01m)

Double glazed square bayed window to front aspect, fitted carpet, power points, tv and telephone point, radiator, feature fireplace.

RECEPTION 2 12' 8" x 12' 6" (3.86m x 3.81m)

Fitted carpet, coving to ceiling, power points, radiator, coving to ceiling, spot lights, feature fireplace, double glazed windows and double glazed french doors to the Conservatory.

CONSERVATORY 11' 7" x 11' 7" (3.53m x 3.53m)

Tiled flooring, power points, wall mounted electric heater, double glazed windows and double glazed french doors to rear garden.

KITCHEN 9' 2" x 6' 11" (2.79m x 2.11m)

Fitted wall and base units with inset tiled worksurfaces, splash back tiling, power points, inset one and half bowl sink/drainers with cupboards underneath, built in four ring gas hob, built in electric oven and grill, plumbing for washing machine, tiled flooring, walk in cupboard housing a new gas central heating boiler and storage space, spot lights, double glazed window to rear aspect overlooking the rear garden.



FIRST FLOOR LANDING

Fitted carpet, spot lights, power points, frosted double glazed window to side aspect, access to insulated and boarded loft space via loft ladder.

BEDROOM 1 14' 8" x 10' 9" (4.47m x 3.27m)

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

BEDROOM 2 12' 9" x 12' 0" (3.88m x 3.65m)

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

BEDROOM 3 10' 3" x 8' 7" (3.12m x 2.61m)

Double glazed dual aspect windows to front and side aspect, fitted carpet, power points, coving to ceiling, spot lights.

BATHROOM 8' 11" x 7' 6" (2.72m x 2.28m)

Paneled bath with shower attachment and shower screen, low level wc, vanity unit with inset wash/hand basin, tiled flooring, radiator, spot lights, double glazed window to rear aspect.

REAR GARDEN 50' 0" x 25' 0" (15.23m x 7.61m)

Pedestrian side access, small patio area, various shrubs and plants, lawn area, water tap, garden shed.

FRONT GARDEN

Paved tiling providing off street parking.



