

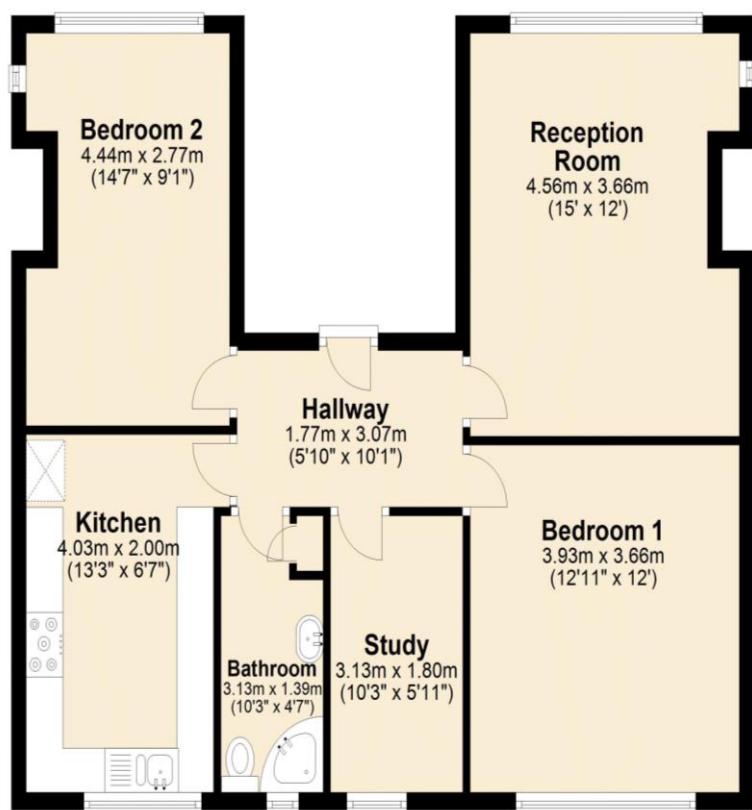


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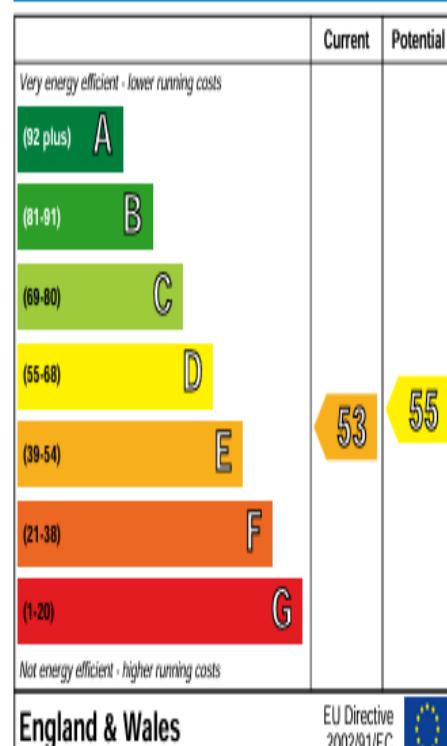
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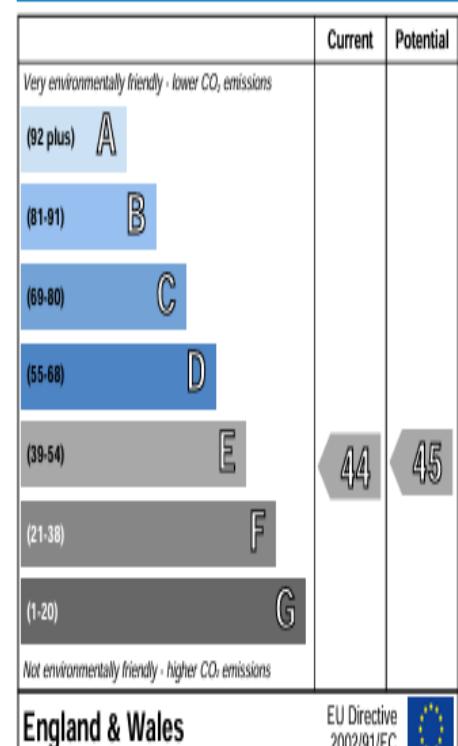
Ground Floor



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



1. 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.
2. 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.
3. 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.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. 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.

PROPERTY SUMMARY

Forming part of this detached building situated in this highly sought after residential road within close proximity to highly regarded schools, transport connections to both High Barnet and New Barnet Underground and Overground Stations and local shopping facilities. Hamilton Chase are delighted to offer for sale this attractive three bedroom ground floor flat with its own section of garden and garage. The property itself offers 828 sq ft of living space and has the following features, three bedrooms, 15 ft lounge/diner, fitted kitchen, family bathroom, gas central heating, double glazed windows, own section of rear garden, garage en bloc, share of freehold, chain-free.

ACCOMMODATION

COMMUNAL ENTRANCE

With entry phone system.

FRONT DOOR

HALLWAY 10' 1" x 5' 10" (3.07m x 1.78m)

Wall mounted entry phone, wood flooring and picture rail.

RECEPTION 15' 0" x 12' 0" (4.57m x 3.65m)

Double glazed window to front aspect, radiators, circular opaque feature window to side aspect, exposed brick open fireplace with a decorative surround and tiled hearth, coving to ceiling, power points, tv and telephone point.

KITCHEN 13' 3" x 6' 7" (4.04m x 2.01m)

Range of fitted wall and base units with worksurfaces, tiled splash backs, inset one and quarter bowl sink/drainer with mixer tap and cupboard underneath, built in dishwasher, plumbing for washing machine, power points, gas cooker and extractor hood above, tiled flooring, coving to ceiling, double glazed window to rear aspect.



BEDROOM 1 12' 11" x 12' 0" (3.93m x 3.65m)

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

BEDROOM 2 14' 7" x 9' 1" (4.44m x 2.77m)

Double glazed window to front aspect, radiator, circular opaque feature window to side aspect, coving, power points.

BEDROOM 3 10' 3" x 5' 11" (3.12m x 1.80m)

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

BATHROOM 10' 3" x 4' 7" (3.12m x 1.40m)

White corner bath with a mixer tap and hand held shower attachment, jacuzzi fitment, circular wash/hand basin with mixer tap, low level wc, tiled flooring, heated towel rail, double glazed window to rear aspect.

OWN SECTION OF REAR GARDEN

Private, lawn and raised patio area.

GARAGE EN BLOC



