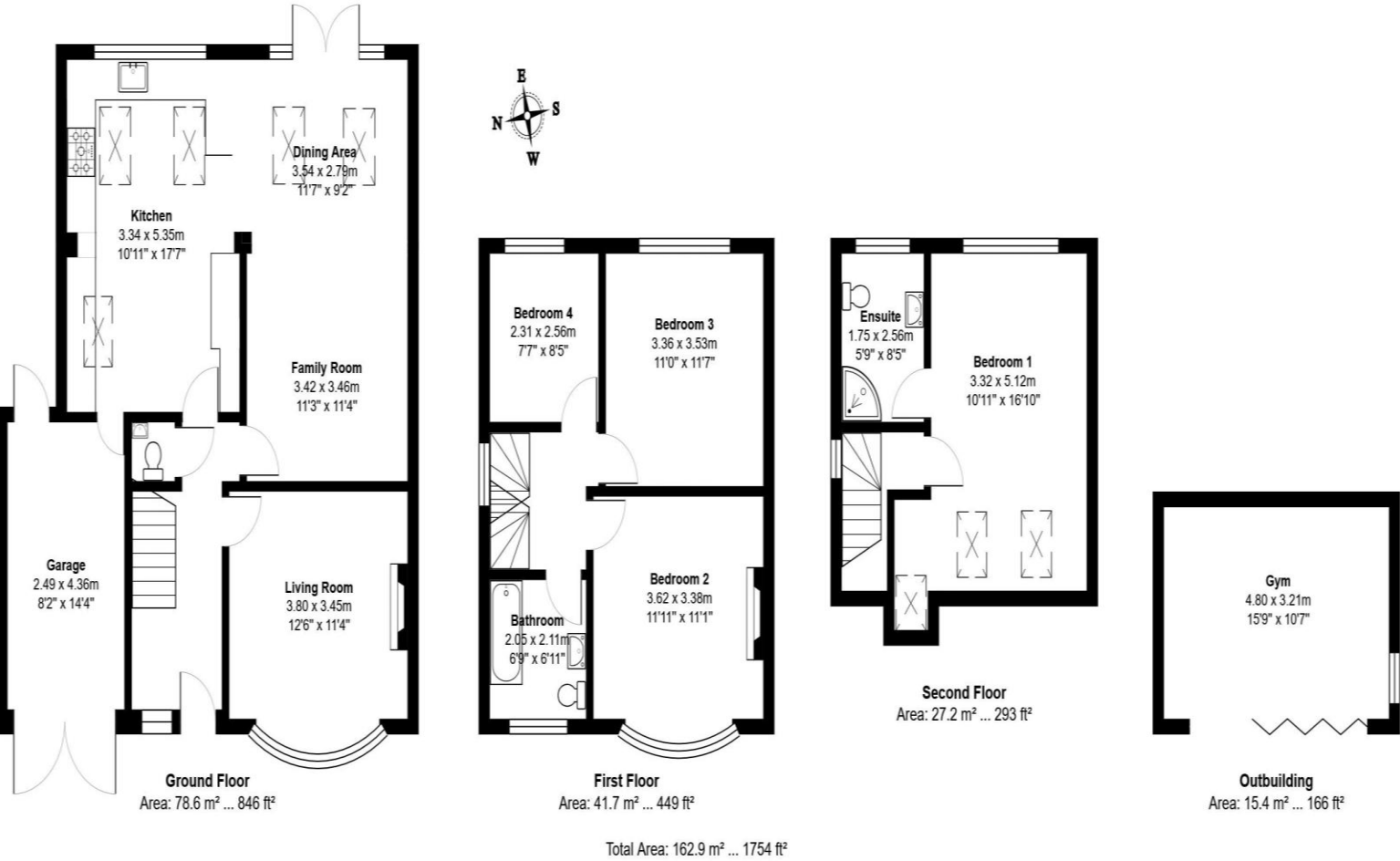




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Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	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.
- 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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81 Hillside Gardens
Barnet EN5 2NH

£999,995

Freehold

PROPERTY SUMMARY

Located in this highly sought after location within easy access of High Barnet Underground Station as well as the High Street with its shopping facilities and excellent Schools. Hamilton Chase are delighted to offer for sale this stunning four bedroom semi-detached family home offering 1750 sq ft of living space. The property itself is in excellent condition and has the following features, four bedrooms, living room, family room open plan to dining area, fully fitted spacious kitchen, cloakroom, family bathroom and en suite to master bedroom, garage with own driveway providing off street parking for 2 cars, well maintained 65 ft rear garden with a feature composite wood decked area, composite wood gym/office/entertainment room, an internal viewing is most highly recommended.

ACCOMMODATION

FRONT DOOR

Feature front door with a stained glass window.

HALLWAY

Wood flooring, radiator, power points, coving to ceiling, spot lights, under stairs storage cupboard, stained glass window to front aspect.

CLOAKROOM

Low level wc, wash/hand basin, wood flooring, extractor fan, tiled walls, spot lights.

LIVING ROOM 12' 6" x 11' 4" (3.81m x 3.45m)

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

FAMILY ROOM 11' 4" x 11' 3" (3.45m x 3.43m)

Wood flooring, power points, coving to ceiling, spot lights, tv and telephone point, radiator, open plan to Dining area.

DINING AREA 11' 7" x 9' 2" (3.53m x 2.79m)

Wood flooring, power points, radiator, spot lights, double glazed windows to rear aspect and double glazed double doors to rear garden.

KITCHEN 17' 7" x 10' 11" (5.36m x 3.32m)

Attractive range of fitted wall and base units with solid wooden worksurfaces, built in range cooker with extractor hood above, tiled splash backs, power points, spot lights, free standing center island, radiator, built in microwave, plumbing for washing machine and tumble dryer, built in dishwasher, inset one and half bowl sink/drainers with cupboards underneath, spot lights, five sky lights, double glazed windows to rear aspect over looking the garden, internal door to garage.

FIRST FLOOR LANDING

Wood flooring, spot lights, feature double glazed window to side aspect.

BEDROOM 2 11' 11" x 11' 1" (3.63m x 3.38m)

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

BEDROOM 3 11' 7" x 11' 0" (3.53m x 3.35m)

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



BEDROOM 4

Double glazed window to rear aspect, wood flooring, radiator, tv and telephone point, radiator, coving to ceiling, spot lights.

BATHROOM 6' 11" x 6' 9" (2.11m x 2.06m)

Enclosed paneled bath with shower attachment, folding shower screen, heated towel rail, spot lights, extractor fan, low level wc, wash/hand basin, tiled walls and flooring, frosted double glazed window to front aspect.

SECOND FLOOR LANDING

Wood flooring, spot light, frosted double glazed window to side aspect.

BEDROOM 1 16' 10" x 10' 11" (5.13m x 3.32m)

Wood flooring, power points, tv and telephone point, radiator, spot lights, eves storage space, two skylights, double glazed windows to rear aspect with views towards London.

EN-SUITE 8' 5" x 5' 9" (2.56m x 1.75m)

Corner double shower cubicle with a sliding door, low level wc, wash/hand basin, heated towel rail, tiled walls and flooring, spot lights, extractor fan, frosted double glazed window to rear aspect.

FRONT GARDEN

Hedge boarder, paved and providing off street parking for two cars.

REAR GARDEN 65' 0" x 28' 0" (19.80m x 8.53m)

Well maintained rear garden with flower and shrub borders, lawn area and garden path, stunning composite decked area with lighting and steps leading down to the lawn area, outside water tap, pedestrian access leading to the garage.

GYM/OFFICE/ENTERTAINMENT ROOM 15' 9" x 10' 7" (4.80m x 3.22m)

Composite wood build, wood flooring, air conditioning/heating wall mounted unit, power points, tv and telephone point, bi folding doors.

GARAGE 14' 4" x 8' 2" (4.37m x 2.49m)

With power and light, wall mounted gas central heating boiler, integral door to rear garden, access via own driveway.





