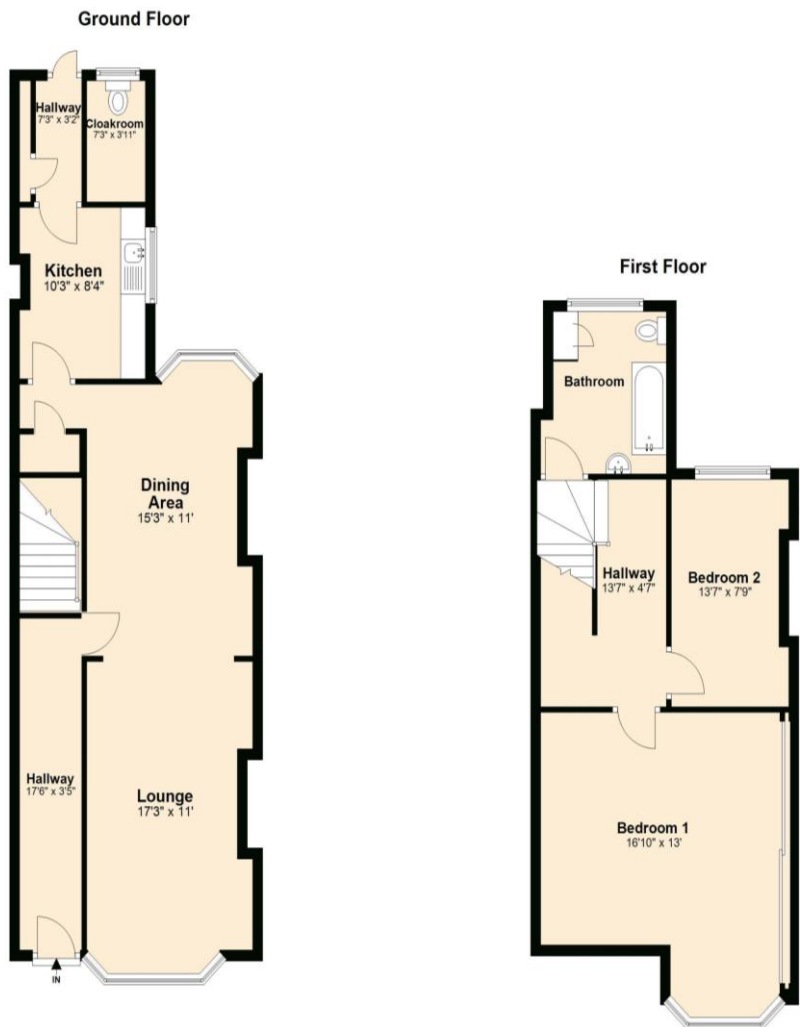




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

- 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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72 Strafford Road

Barnet EN5 4LR

£575,000

Freehold

PROPERTY SUMMARY

Situated in this highly sought after residential turning within close proximity to The Spires Shopping Center as well as outstanding schools such as Folds, Christchurch and QE Boys and Girls with High Barnet Underground Station within easy access. Hamilton Chase are delighted to offer for sale this detached victorian house built in 1887. The property itself is chain -free and in need of modernisation throughout and has the following features, two double bedrooms, first floor bathroom, gas central heating, double glazed windows, cloakroom, lounge and dining room, 55 ft rear garden with side pedestrian access, An internal viewing is highly recommended.

ACCOMMODATION

FRONT DOOR

Part glazed front door.

HALLWAY 17' 6" x 3' 5" (5.33m x 1.04m)

Fitted carpet, power point, double radiator, coving to ceiling.

LOUNGE 17' 0" x 11' 0" (5.18m x 3.35m)

Double glazed angled bay window to front aspect, fitted carpet, double radiator, power points, coving to ceiling, tv and telephone point, archway to Dining area.

DINING AREA 15' 3" x 11' 0" (4.64m x 3.35m)

Double glazed angled bay window to rear aspect, fitted carpet, double radiator, power points, understairs storage cupboard.

KITCHEN 10' 3" x 8' 4" (3.12m x 2.54m)

Fitted wall and base units with worksurfaces, inset stainless steel sink/drainer with cupboard underneath, power points, lino flooring, gas cooker point, double glazed window to side aspect, door to inner hallway.

INNER HALLWAY 7' 3" x 3' 2" (2.21m x 0.96m)

walk in storage cupboard housing gas central heating boiler, window to rear aspect, double glazed door to rear garden.

CLOAKROOM 7' 3" x 3' 11" (2.21m x 1.19m)

Low level wc, window to rear aspect.



FIRST FLOOR LANDING

Split level first floor landing, fitted carpet, coving to ceiling, radiator, access to loft space.

BEDROOM 1 16' 10" x 13' 0" (5.13m x 3.96m)

Double glazed angled bay window to front aspect, fitted carpet, double radiator, telephone point, power point, built in floor to ceiling wardrobes with sliding doors.

BEDROOM 2 13' 7" x 7' 9" (4.14m x 2.36m)

Double glazed window to rear aspect, fitted carpet, double radiator, power point.

BATHROOM 10' 3" x 8' 4" (3.12m x 2.54m)

Enclosed paneled bath with wall mounted shower attachment, shower rail and curtain, low level wc, wash/hand basin, splash back tiling to wall, lino flooring, double radiator, built in cupboard housing hot water cylinder, frosted double glazed window to rear aspect.

FRONT GARDEN

Garden pathway, hedges.

REAR GARDEN 55' 0" x 18' 0" (16.75m x 5.48m)

Pedestrian side access, lawn area, flower and shrub borders, garden shed, patio area, outside water tap.



