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Ground Floor
Area: 59.9 m² ... 634 ft²



First Floor
Area: 51.6 m² ... 556 ft²

Total Area: 114.9 m² ... 1237 ft² (excluding driveway, garden)
All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	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.
- 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.

67 Chesterfield Road

Barnet EN5 2RE

Offers in excess of £550,000

Freehold

PROPERTY SUMMARY

Situated in this sought after location for highly regarded schools, local shops, open greenbelt land and transport facilities, Hamilton Chase are delighted to offer for sale this three double bedroom terraced family property offering 1237 sq ft of living space. The property itself does require some modernisation and offers potential to extend the house both at the rear and into the roof space subject to the usual planning consents. Features include three double bedrooms, two receptions, kitchen, conservatory, cloakroom, first floor bathroom, rear garden and off street parking, chain-free, an internal viewing is highly recommended.

ACCOMMODATION

GLAZED PORCH

FRONT DOOR

Part glazed front door.

HALLWAY

Laminated wood flooring, power points, radiator,

RECEPTION ROOM 14' 5" x 11' 1" (4.39m x 3.38m)

Window to front aspect, fitted carpet, coving to ceiling, power points, radiator, tv and telephone point, fireplace with wall mounted gas fire.

DINING ROOM 17' 5" x 12' 6" (5.30m x 3.81m)

Laminated wood flooring, power points, coving to ceiling, two radiators, fireplace with mounted gas fire, understairs storage cupboard, sliding patio doors to rear garden.

KITCHEN 9' 5" x 8' 9" (2.87m x 2.66m)

Range of fitted wall and base units with worksurfaces, inset stainless steel sink/drainers with cupboards underneath, wall mounted gas central heating boiler, power points, four ring gas cooker, tiled walls, laminated wood flooring, window to side aspect, door to rear garden.

CONSERVATORY 9' 8" x 9' 7" (2.94m x 2.92m)

Laminated wood flooring, power points, windows to side and rear aspect, door to rear garden.



CLOAKROOM

Low level wc, laminated wood flooring, tiled walls, wash/hand basin.

FIRST FLOOR LANDING

Fitted carpet, access to loft space.

BEDROOM 1 14' 3" x 11' 0" (4.34m x 3.35m)

Window to front aspect, fitted carpet, power points, radiator, picture rail, built in double wardrobe, fireplace.

BEDROOM 2 15' 3" x 8' 10" (4.64m x 2.69m)

Window to rear aspect, fitted carpet, double radiator, power points, shower cubicle.

BEDROOM 3 12' 5" x 10' 10" (3.78m x 3.30m)

Window to rear aspect, fitted carpet, power points, fireplace with mounted gas fire, built in double wardrobe, radiator.

BATHROOM 7' 4" x 5' 11" (2.23m x 1.80m)

Paneled bath with wall mounted shower, shower screen and curtain, wash/hand basin, tiled walls, radiator, window to front aspect.

FRONT GARDEN

Providing off street parking.

REAR GARDEN

Patio area, garden path, lawn area, garden shed.





