

## EXTENDED 3 BEDROOM FAMILY HOME FOR SALE



### 61 HILLSIDE GARDENS, NEW BARNET, EN5 2NQ

An extended 3-bedroom semi-detached property, situated in a popular residential turning, running between Mays Lane and Wood Street. The property is approximately half a mile from the shopping facilities of High Barnet, and High Barnet underground station (Northern Line) is within a mile.

The property has recently undergone renovations including a new kitchen, replacement windows\* and new carpet on the first floor landing and the bedrooms.

Offered to the market chain free, this property has been extended at ground floor level, creating a large kitchen morning room. It benefits from a terrace overlooking the rear garden and a large drive way providing off-street parking for 2 – 3 cars.

*Viewings – Strictly by appointment only*

#### FEATURES AND ACCOMMODATION

3 BEDROOMS • TWO RECEPTION ROOMS • EXTENDED KITCHEN/MORNING ROOM  
FAMILY BATHROOM • GUEST CLOAKROOM • 60' GARDEN  
GARAGE WITH OWN DRIVE - off-street parking for 2-3 cars

**GUIDE PRICE: £750,000 – FREEHOLD – CHAIN FREE**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

# MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS  
1320 High Road, London N20 9HP 020 8446 0011 [maundertaylor.co.uk](http://maundertaylor.co.uk)

Newly fitted front door with double glazed window to side. Opening to;

## Hallway

With wood strip flooring, stairs rising to 1<sup>st</sup> floor, radiator, under stair storage cupboard housing gas meter. Doors opening to;

## Guest Cloakroom

Comprising WC with corner wall mounted wash basin, tiled floor.

## Sitting Room

Decorative fire place with tiled surround and wooden mantle, laminate flooring, decorative coving, radiator, double glazed window to front

## Living Room

Decorative fire place with tiled surround and wooden mantle, decorative coving, radiators, double glazed sliding patio door to rear terrace.

## Extended Kitchen Morning Room

Range of newly fitted wall & base units with work top, 1 ½ bowl sink & drainer, 4-ring gas hob with hood above, electric oven/grill, space and plumbing for a washing machine, tumble dryer and dishwasher, wall mounted gas boiler, tiled floor, radiators, double glazed window and sliding patio door on to rear terrace, internal door opening to garage.

## FIRST FLOOR

Double glazed window to side, access to boarded loft, doors opening to;

**Bedroom 1** Decorative coving, radiator, double glazed window to front

**Bedroom 2** Decorative coving, radiator, double glazed window to rear.

**Bedroom 3** Radiator, decorative coving, double glazed window to front.

**Combined Bathroom & WC** With panel enclosed bath with mixer tap and hand held shower, as well as further electric shower (not tested), close-coupled WC, bidet, pedestal wash hand basin, tiled floor, partially tiled walls, radiator, double glazed windows to side and rear.

**Garden** **Approx 60' (18.29m)** With paved terrace, steps down to garden with some mature trees and shrubs to borders, and brick built garden store.

**Front Garden** Paved and providing off street parking for 2 – 3 cars.

**Garage** With Up and over door from drive way.

(\*This includes a new front door, but excludes both rear patio doors).



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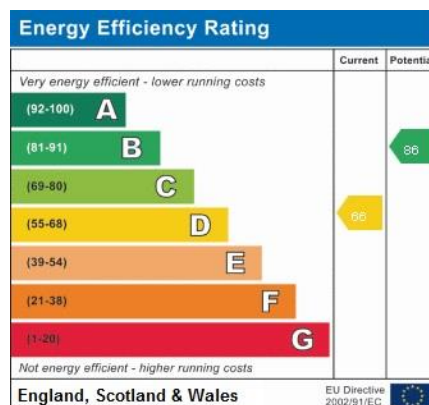
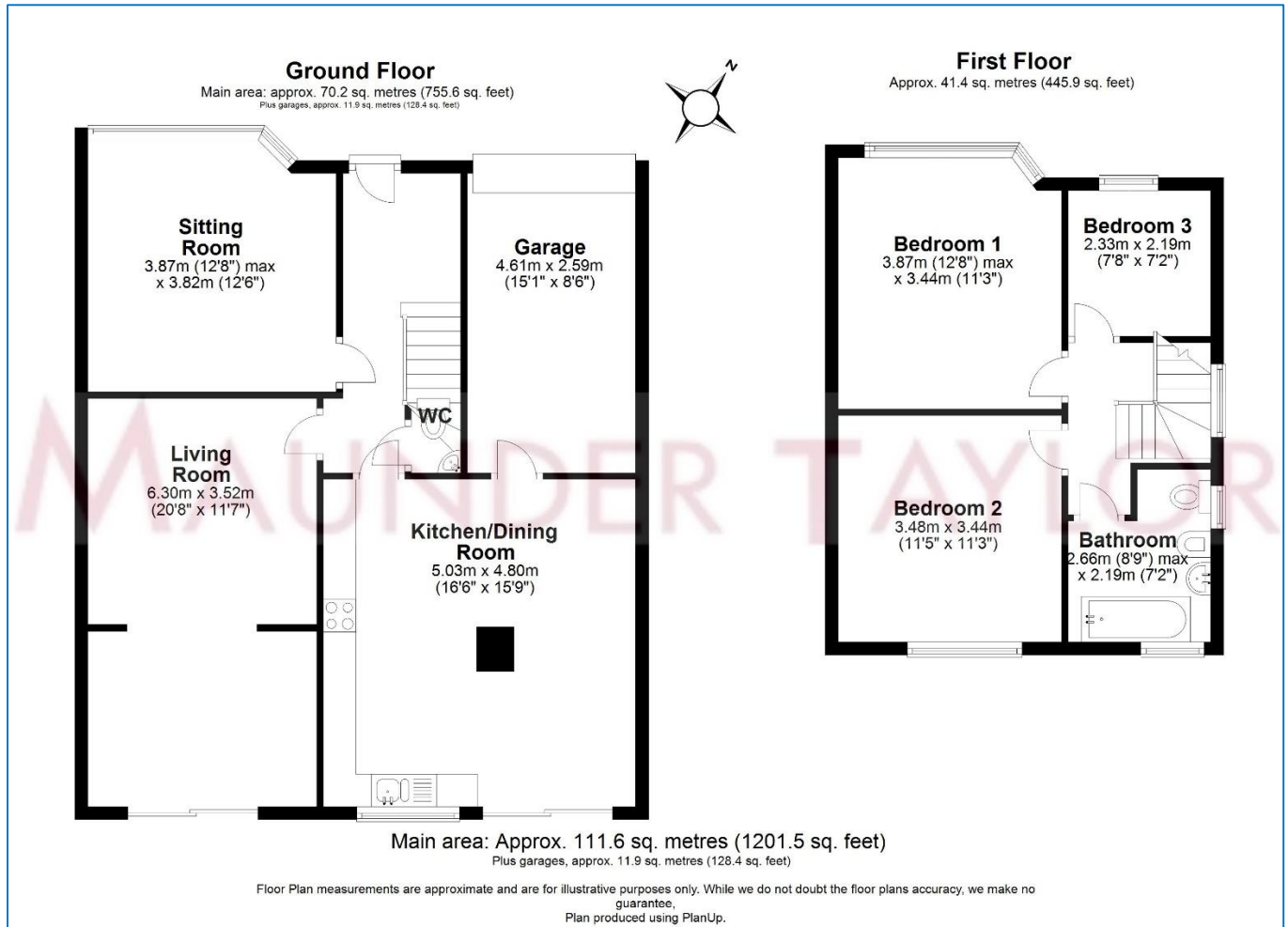
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## FLOOR PLAN

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