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020 8441 1123

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 66 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.
- 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.

14 Dury Road

Barnet EN5 5PU

£295,000

Freehold

PROPERTY SUMMARY

Situated in the highly sought after Monken Hadley Conservation area within easy access to High Barnet Underground Station, High Barnet High Street with its Cafes, Restaurants and Hadley Green with its open spaces. Hamilton Chase are delighted to offer for sale this character one bedroom cottage in need of complete modernisation. The property itself offers 470 sq ft of living space and has the following features, one bedroom, first floor bathroom, living/dining room open plan kitchen. court yard rear garden, chain-free.

ACCOMMODATION

FRONT DOOR

**LIVING ROOM/DINING ROOM** 18' 0" x 10' 11" (5.48m x 3.32m)  
Measured up to the widest point, sash window to front aspect, tiled flooring, two radiators, power points, tv and telephone point, feature fireplace, understairs storage cupboard, open plan to Kitchen area.

**KITCHEN** 9' 0" x 8' 0" (2.74m x 2.44m)  
Range of fitted wall and base units with granite worksurfaces, inset sink/drainer with mixer tap and cupboard underneath, cupboard housing gas central heating boiler, power points, tiled flooring, built in fridge/freezer, built in four ring gas hob with extractor hood above, built in electric oven, built in washing machine, three sky lights, bi folding double glazed doors to court yard rear garden.

FIRST FLOOR LANDING



**BEDROOM 1** 11' 7" x 9' 9" (3.53m x 2.97m)  
two built in wardrobes, power points, telephone point, access to loft space, sash window to front aspect.

**BATHROOM**  
Enclosed paneled bath with shower and mixer tap, low level wc, wash/hand basin, tiled flooring, heated towel rail, window to rear aspect.

COURTYARD REAR GARDEN



