



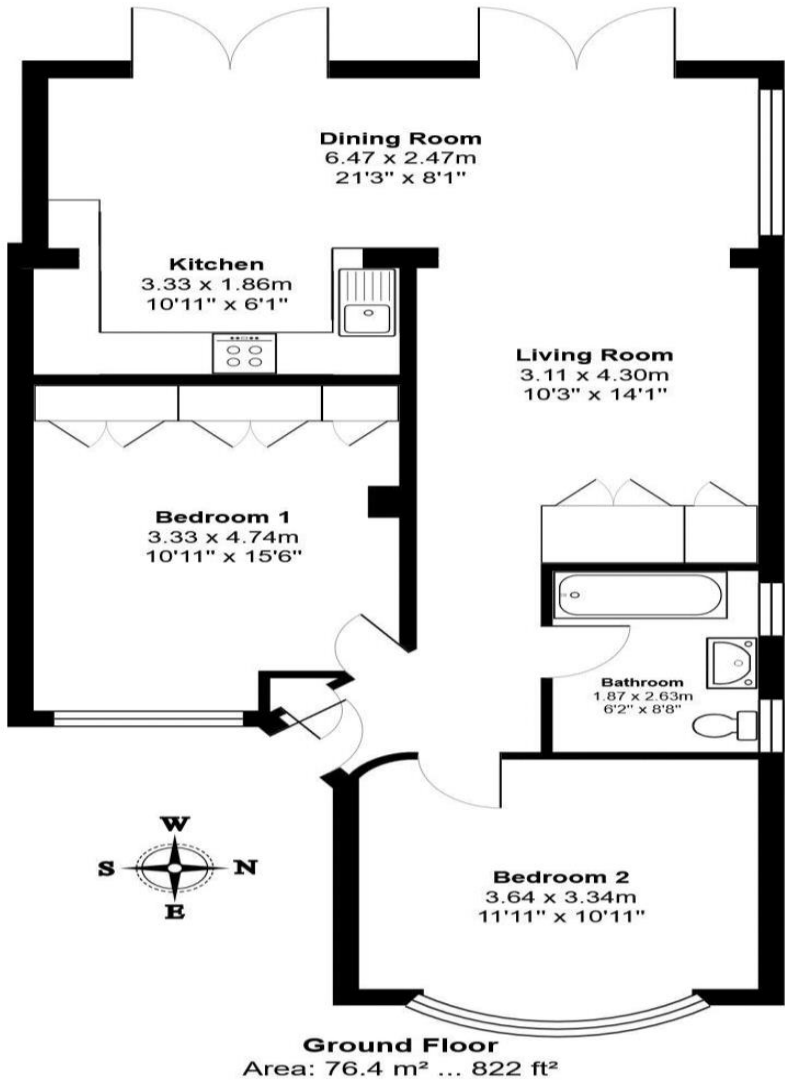
HamiltonCHASE



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Total Area: 76.4 m² ... 822 ft²

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		83 B
69-80	C		
55-68	D	64 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.

74 Milton Avenue

Barnet EN5 2EU

£725,000

Freehold

PROPERTY SUMMARY

Situated in this highly sought after location within easy access to High Barnet Underground Station, High Barnet High Street and highly regarded Schools, Hamilton Chase are delighted to offer for sale this most attractive detached bungalow which offers an excellent opportunity for a ground floor extension as well as a loft conversion subject to the normal planning consents. Features include two double bedrooms, open plan living/dining room, fully fitted kitchen, modern bathroom, gas central heating, double glazed windows, 62 ft west facing rear garden, own driveway with off street parking for three cars, chain-free, an internal viewing is most highly recommended.

ACCOMMODATION

FRONT DOOR

ENTRANCE HALLWAY

Wood flooring, coving to ceiling, spot lights, double radiator, built in cupboard housing, electric meter and fuse box,

BEDROOM 1 15' 6" x 10' 11" (4.72m x 3.32m)

Double glazed windows to front aspect, wood flooring, power points, double radiator, coving to ceiling, spot lights, tv and telephone point, access to loft space, floor to ceiling built in wardrobes with storage space.

BEDROOM 2 11' 11" x 10' 11" (3.63m x 3.32m)

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

BATHROOM 8' 8" x 6' 2" (2.64m x 1.88m)

Enclosed paneled bath with mixer tap, wall mounted shower and shower screen, low level wc, wash/hand basin, wood flooring, heated towel rail, spot lights, extractor fan, frosted double glazed window to side aspect.

LIVING ROOM 14' 1" x 10' 3" (4.29m x 3.12m)

Wood flooring, power points, tv and telephone point, coving to ceiling, spot lights, floor to ceiling built in storage cupboards housing washing machine and gas central heating boiler, open plan to Dining room.



DINING ROOM 21' 3" x 8' 1" (6.47m x 2.46m)

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

KITCHEN 10' 11" x 0' 0" (3.32m x 0.00m)

Attractive range of fitted wall and base units with granite worksurfaces, inset sink/drainer with mixer tap, granite splash back tiling, power points, wood flooring, built in oven and grill, built in electric hob with extractor hood above, double glazed doors to rear garden.

FRONT GARDEN

With off street parking for three cars, flower and shrub boarder, steps leading up to front door.

REAR GARDEN 62' 0" x 32' 0" (18.88m x 9.75m)

West facing rear garden, large patio area with steps leading up to the lawn area, outside power point and water tap, garden shed, side area 30 ft x8 ft, side access.



