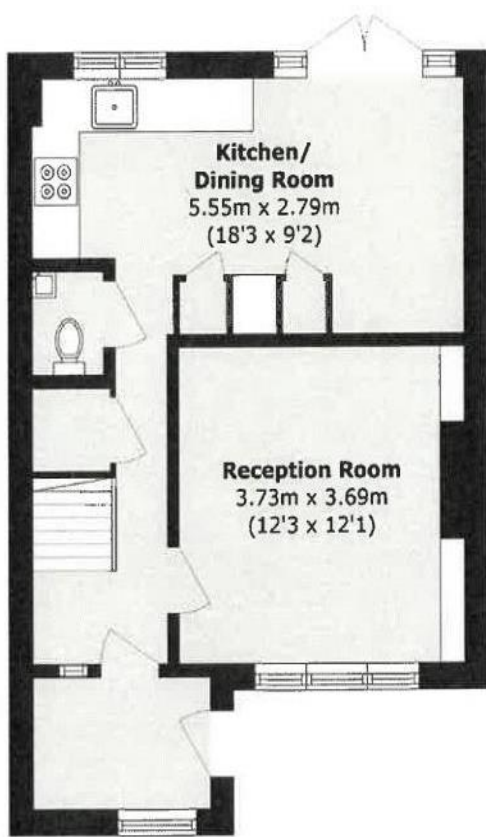




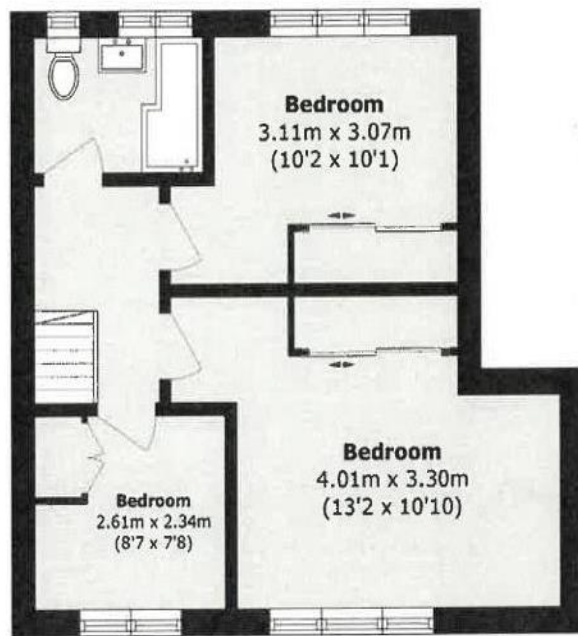
Hamilton Chase Estates Limited, 141 High Street, Barnet, Hertfordshire EN5 5UZ
 t: 020 8441 1123 f: 020 8441 2012 w: hamiltonchase.co.uk e: info@hamiltonchase.co.uk

hamiltonchase.co.uk

020 8441 1123



Ground Floor



First Floor

Total area (approx.): 78.8 sq. m (848.2 sq. ft)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	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.

7 Quinta Drive

Barnet EN5 3BN

£595,000

Freehold

PROPERTY SUMMARY

Situated in this sought after location close to open countryside, transport facilities and excellent schools Hamilton Chase are delighted to offer for sale this stunning three bedroom tunnel terraced family house of which its current owners have maintained to a very high standard. The property itself offers just under 850 sq ft of living accommodation and has the following features, three bedrooms all with built in wardrobes, reception room, cloakroom, fully fitted kitchen/diner with integral built in appliances, first floor bathroom, double glazed windows with window shutters, double glazed windows, gas central heating, beautifully maintained 50 ft south facing rear garden with pedestrian side access, an internal viewing is most highly recommended.

ACCOMMODATION

ENTRANCE PORCH

Solid front door, tiled flooring, spot lights, cupboard housing gas meter, shoe storage pigeon holes, hanging hooks for coats, double glazed window to front aspect, front door to Hallway.

HALLWAY

Wood flooring, understairs storage cupboard housing electric fuse box, power points, radiator, spot lights.

CLOAKROOM

Low level wc, corner wash/hand basin, spot lights, heated towel rail, half tiled walls, tiled flooring.

RECEPTION 12' 3" x 12' 1" (3.73m x 3.68m)

Double glazed windows to front aspect with window shutters, power points, radiator, coving to ceiling, tv and telephone point, wood flooring, attractive built in display units with display shelving and storage cupboards.

KITCHEN/DINING ROOM 18' 3" x 9' 2" (5.56m x 2.79m)

Attractive range of fitted wall and base units with ample worksurfaces, inset butler sink with cupboard underneath, power points, splash back tiling to walls, spot lights, integral dishwasher, washing machine, fridge/freezer, oven and microwave, induction hob with extractor above, radiator, wood flooring, double glazed windows to rear aspect, double glazed doors to rear garden.



FIRST FLOOR LANDING

Fitted carpet, power points, access to insulated and boarded loft space.

BEDROOM 1 13' 2" x 10' 10" (4.01m x 3.30m)

Double glazed windows to front aspect with window shutters, fitted carpet, radiator, power points, tv and telephone point, fitted double wardrobes with sliding doors.

BEDROOM 2 10' 2" x 10' 1" (3.10m x 3.07m)

Double glazed windows to rear aspect with window shutters, fitted carpet, power points, tv and telephone point, radiator, built in double wardrobes with sliding doors.

BEDROOM 3 8' 7" x 7' 8" (2.61m x 2.34m)

Double glazed window to front aspect with window shutters, wood flooring, power points, radiator, tv and telephone point, built in double wardrobe.

FAMILY BATHROOM

Enclosed paneled bath with an over head shower and shower attachment, shower screen, half tiled walls, heated towel rail, tiled flooring, vanity unit with inset wash/hand basin, spot lights, low level wc, extractor fan, double glazed window to rear aspect.

FRONT GARDEN

Mainly paved with a garden path, hedges, flower and shrub borders.

REAR GARDEN 50' 0" x 25' 0" (15.23m x 7.61m)

Beautifully maintained south facing rear garden, patio area, outside water tap and power point, lawn area, flower and shrub borders, garden shed. pedestrian side access.



