



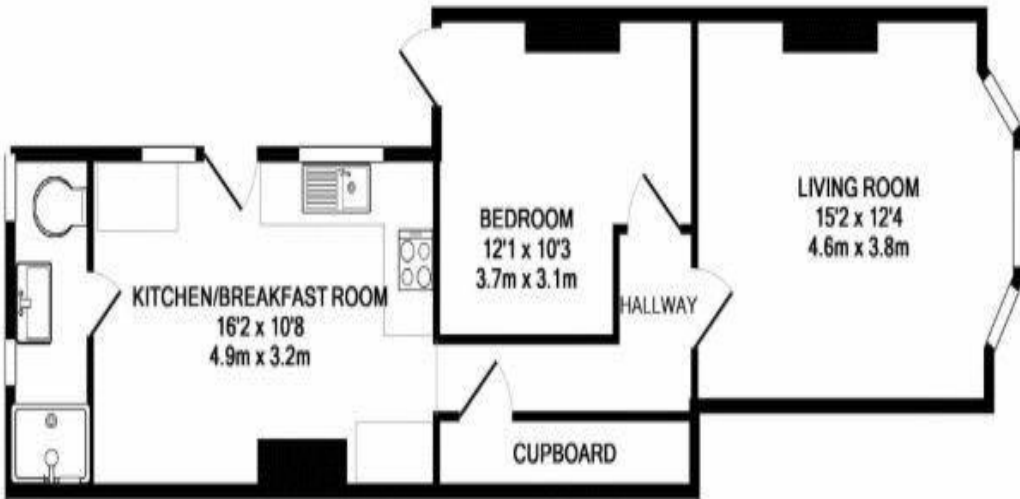
# HamiltonCHASE



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TOTAL APPROX. FLOOR AREA 554 SQ.FT. (51.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 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.
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**127a Victoria Road**

Barnet EN4 9PE

**£379,995**

**Share of Freehold**

## PROPERTY SUMMARY

Hamilton Chase are delighted to present this rarely available one-bedroom Victorian conversion, ideally situated in this highly sought-after location, within easy reach of New Barnet Mainline Station and an excellent range of local shopping amenities. Occupying the entire ground floor of an attractive period property, this charming home benefits from direct access to its own private rear garden.

The property offers well-proportioned accommodation throughout, comprising a private entrance, 16ft kitchen/dining room with integrated appliances, double bedroom, spacious 15ft living/dining room, and a contemporary shower room. Further benefits include gas central heating, double-glazed windows, allocated off-street parking space, a share of the freehold, and the advantage of being offered to the market chain free.

An excellent opportunity for first-time buyers, downsizers, or investors seeking a character property in a convenient and desirable location.

## ACCOMMODATION

### OWN ENTRANCE

Double glazed front door.

### KITCHEN/BREAKFAST ROOM 16' 2" x 10' 8" (4.92m x 3.25m)

Attractive range of fitted wall and base units with worksurfaces, inset stainless steel sink/drainage with mixer tap and cupboards underneath, built in four ring gas hob with extractor hood above, built in electric oven, power points, built in dishwasher, coving to ceiling, radiator, further built in storage cupboards, built in fridge/freezer, wood flooring, wall mounted cupboard housing gas meter, base unit housing washing machine, two double glazed windows to side aspect.

### BATHROOM 10' 8" x 3' 2" (3.25m x 0.96m)

Walk in double shower with over head shower and shower attachment, tiled flooring and half tiled walls, wash/hand basin, low level wc, wall mounted heated towel rail, cupboard housing gas central boiler, two frosted double glazed windows to rear aspect.



### INNER HALLWAY

Fitted carpet, walk in understairs storage cupboard, smoke alarm, cupboard housing electric fuse box and meter.

### LIVING ROOM 15' 2" x 12' 4" (4.62m x 3.76m)

Angled double glazed bay window to front aspect, fitted carpet, power points, tv and telephone point, radiator, coving to ceiling,

### BEDROOM 1 12' 1" x 10' 3" (3.68m x 3.12m)

Fitted carpet, tv and telephone point, coving to ceiling, radiator, double glazed door to rear garden.

### OFF STREET PARKING SPACE

Allocated off street parking space for one vehicle.

### REAR GARDEN 42' 0" x 16' 0" (12.79m x 4.87m)

Direct access to a well maintained private rear garden, large patio area, lawn area, outside water tap.

