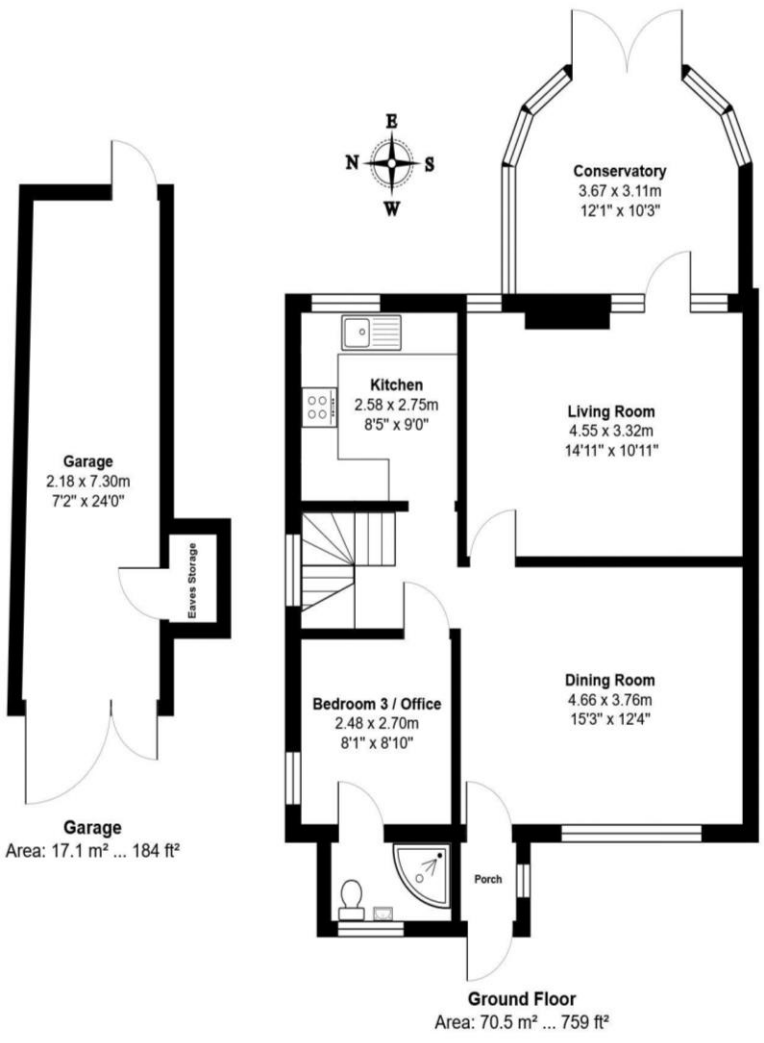
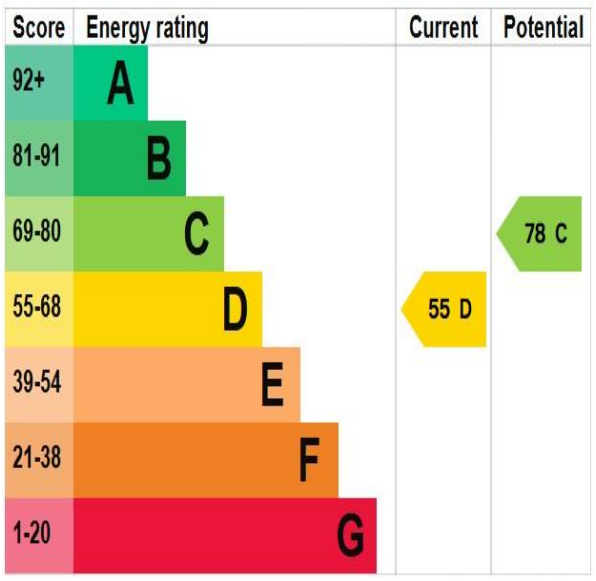
Hamilton CHASE



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




Total Area: 128.5 m² ... 1383 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.

1. 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.
2. 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.
3. 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.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. 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.

# 78 Manor Road
Barnet EN5 2LG

**£699,995** **Freehold**



## PROPERTY SUMMARY

Located in this highly sought after location within easy access of High Barnet Underground Station as well as the High Street with its shopping facilities and a selection of excellent Schools. Hamilton Chase are delighted to offer for sale this attractive detached family property of which an internal viewing is most highly recommended. Features include three bedrooms one on the ground floor with an en-suite shower, first floor bathroom, separate living room and dining room, fitted kitchen, conservatory, beautifully maintained 66 ft rear garden, garage own driveway providing off street parking for two cars, 24 ft garage.

## ACCOMMODATION

FRONT DOOR

PORCH
Fitted carpet, spot light, double glazed window to side aspect, glazed door to Dining Room.

DINING ROOM 15' 3'' x 12' 4'' (4.64m x 3.76m)
Double glazed window to front aspect, spot lights, power points, tv and telephone point, double radiator.

LIVING ROOM 14' 11'' x 10' 11'' (4.54m x 3.32m)
Fitted carpet, tv and telephone point, power points, two radiators., picture rail, feature fireplace, double glazed windows to rear aspect, double glazed door to Conservatory.

CONSERVATORY 12' 1'' x 10' 3'' (3.68m x 3.12m)
Tiled flooring, power points, double radiator, double glazed windows and double glazed patio doors to rear garden.

KITCHEN 9' 0'' x 8' 5'' (2.74m x 2.56m)
Range of fitted wall and base units with worksurfaces, concealed lighting under units, built in four ring gas hob with extractor hood above, built in electric oven and grill, power points, splash back tiling to walls, radiator, spot lights, built in dishwasher, plumbing for washing machine, built in microwave, inset one and half bowl sink/drainer with cupboards underneath, double glazed window to rear aspect.

BEDROOM 3/ OFFICE 8' 10'' x 8' 1'' (2.69m x 2.46m)
fitted carpet, power points, cupboard housing electric meter, spot lights, radiator, tv and telephone point, double glazed window to side aspect, door to en-suite shower room.

EN-SUITE SHOWER ROOM
Shower cubicle with sliding door, over head shower and shower attachment, wash/hand basin with cupboard underneath, low level wc, tiled flooring, double radiator, spot lights, double glazed window to front aspect.

FIRST FLOOR LANDING
Double glazed window to side aspect, fitted carpet, access to insulated and boarded loft space via a pull down loft ladder.

BEDROOM 1 65' 11'' x 0' 10'' (20.08m x 0.25m)
Double glazed windows to rear aspect, fitted carpet, power points, tv and telephone point, built in storage cupboard, attractive range of built in wardrobes with sliding doors.

BEDROOM 2 12' 7'' x 9' 8'' (3.83m x 2.94m)
Double glazed windows to front aspect, fitted carpet, double radiator, picture rail, attractive range of built in wardrobes with sliding doors.

BATHROOM 9' 2'' x 4' 10'' (2.79m x 1.47m)
Paneled bath with a wall mounted shower, shower rail and curtain, low level wc, vanity unit with inset wash/hand basin, radiator, part tiled walls, double glazed window to front aspect.

FRONT GARDEN
Paved with flower and shrub boarder, off street parking for two cars.

REAR GARDEN 66' 0'' x 30' 0'' (20.10m x 9.14m)
Beautifully maintained, patio area, lawn area, outside water tap, flower and shrub boarders, two garden sheds, pedestrian rear access.

GARAGE 24' 0'' x 7' 2'' (7.31m x 2.18m)
With power and light, storage cupboard housing gas meter and storage space, access via own driveway.





















