



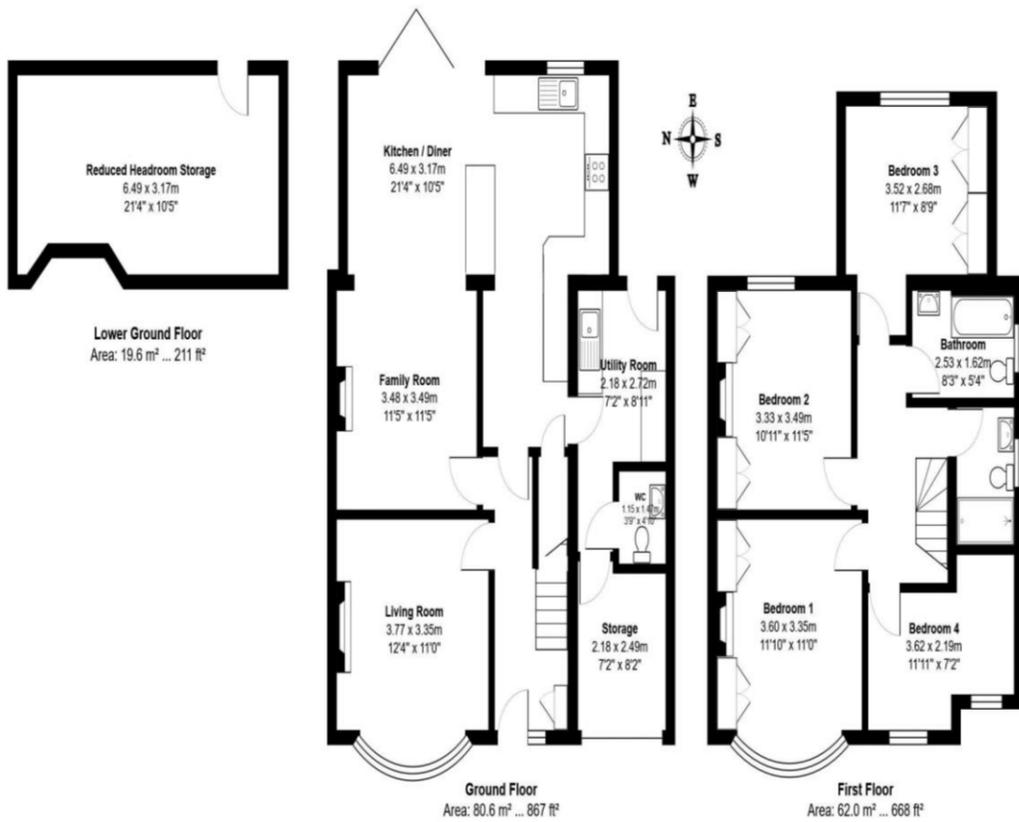
HamiltonCHASE



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.

- 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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71 Hillside Gardens

Barnet EN5 2NQ

£999,995

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 most attractive semi-detached family home offering 1746 sq ft of living space which includes the cellar with the added bonus of being able to extend into the loft to create a further two bedrooms with an en-suite bathroom. The property itself is in excellent condition and has the following features, four double bedrooms, two bathrooms, utility room, cloakroom, living room with a separate family room, fully fitted kitchen/diner, cellar, storage room, double glazed windows, gas central heating, 75 ft rear garden, off street parking for two cars, chain-free.

ACCOMMODATION

DOUBLE GLAZED FRONT DOOR

HALLWAY

Wood flooring, radiator, power points, telephone point, picture rail, built in cupboard housing electric fuse box, understairs storage cupboard, stained glass double glazed window to front aspect.

LIVING ROOM 12' 4" x 11' 0" (3.76m x 3.35m)

Double glazed bay window to front aspect, wood flooring, power points, radiator, picture rail, tv and telephone point, two built display units with shelving and cupboards.

FAMILY ROOM 11' 5" x 11' 5" (3.48m x 3.48m)

Wood flooring, power points, radiator, picture rail, tv and telephone point. open plan to Kitchen/Diner.

KITCHEN/DINER 21' 4" x 10' 5" (6.50m x 3.17m)

Attractive range of fitted wall and base units with worksurfaces, power points, built in four ring gas hob with extractor hood above, inset one and half bowl sink/drainers with mixer tap and cupboards underneath, built in dishwasher, fridge/freezer, wood flooring, radiator, built in electric oven and grill, spot lights, walk in storage cupboard, double glazed window to rear aspect, double glazed skylight, double glazed bi folding doors to rear garden.

UTILITY ROOM 8' 11" x 7' 2" (2.72m x 2.18m)

Two fitted base units with worksurfaces, one with a one and half bowl sink/drainers and cupboards underneath, power points, spot lights, built in washing machine, radiator, tiled flooring, double glazed door to rear garden.

CLOAKROOM

Low level wc, tiled flooring, radiator, extractor fan, spot lights, door to Storage room.

STORAGE ROOM 8' 2" x 7' 2" (2.49m x 2.18m)

Power points, wall mounted gas central heating boiler and mega flow system, up and over garage door to the front of the property.



FIRST FLOOR LANDING

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

BEDROOM 1 11' 10" x 11' 0" (3.60m x 3.35m)

Double glazed bay window to front aspect, fitted carpet, double radiator, tv and telephone point, picture rail, two built in floor to ceiling double wardrobes.

BEDROOM 2 11' 5" x 10' 11" (3.48m x 3.32m)

Double glazed window to rear aspect, fitted carpet, radiator, power points, picture rail, two built in floor to ceiling double wardrobes.

BEDROOM 3 11' 7" x 8' 9" (3.53m x 2.66m)

Double glazed window to rear aspect, fitted carpet, radiator, power points, picture rail, floor to ceiling built in wardrobes.

BEDROOM 4 11' 11" x 7' 2" (3.63m x 2.18m)

Two double glazed windows to front aspect, fitted carpet, power points, picture rail, radiator.

FAMILY BATHROOM 8' 3" x 5' 4" (2.51m x 1.62m)

Paneled bath with shower attachment, vanity unit with inset wash/hand basin, low level wc, heated towel rail, tiled flooring and walls, spot lights, extractor fan, double glazed window to side aspect.

SHOWER ROOM

Double walk-in shower, low level wc, vanity unit with inset wash/hand basin, heated towel rail, tiled walls and flooring, spot lights, extractor fan, double glazed window to side aspect.

FRONT GARDEN

Paved with off street parking for two cars.

REAR GARDEN 75' 0" x 30' 0" (22.84m x 9.14m)

Large patio area on two levels with steps leading down to the lawn area, flower and shrub borders, garden shed, outside water tap,

CELLAR 21' 4" x 10' 5" (6.50m x 3.17m)

Access via the rear garden, reduced head height.





