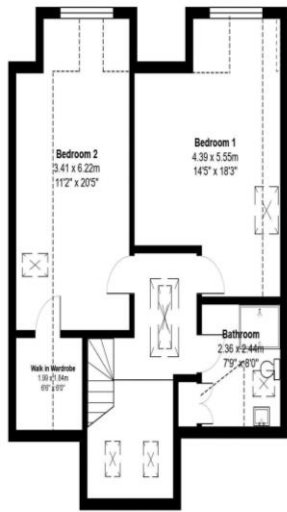
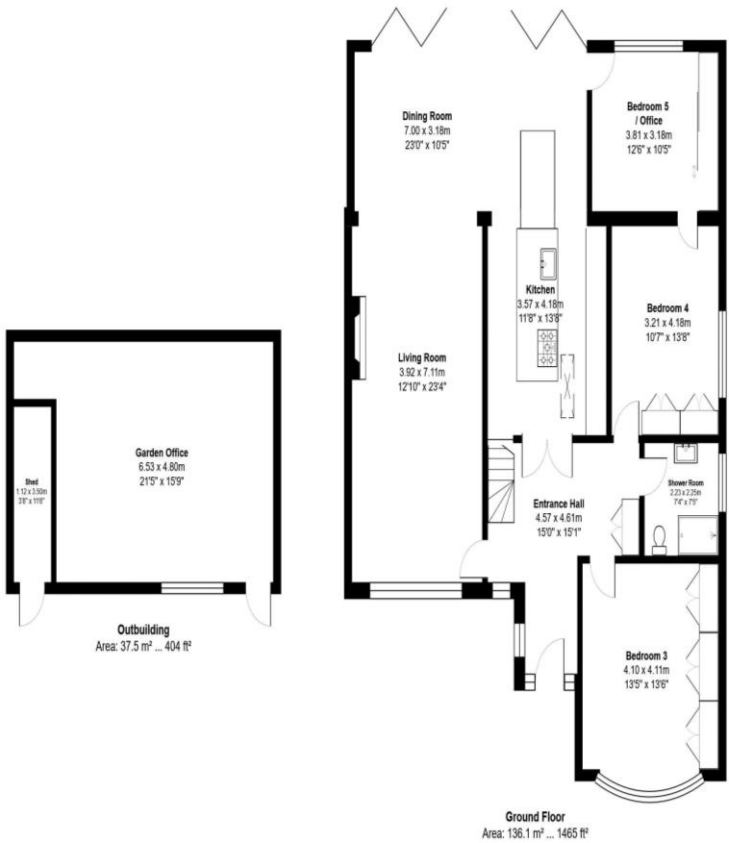




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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- 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.
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6 Kings Road
Barnet EN5 4DY

£1,395,000

Freehold

PROPERTY SUMMARY

Located on one of Barnet's premier roads Hamilton Chase are delighted to offer for sale this most attractive detached bungalow which has been maintained in excellent condition by its current owner of which an internal viewing is most highly recommended. The property itself is within walking distance of surrounding green spaces and close by for top performing schools including QE Boys , High Barnet High Street and High Barnet Underground Station. Features include five bedrooms, open plan living/dining room, fully fitted luxury kitchen, shower room and a separate bathroom, feature staircase leading to a galleried first floor landing, Canadian maple wood flooring throughout, gas central heating, double glazed windows, 80 ft private rear garden, garden/office room, carriage driveway with parking for four cars,

ACCOMMODATION

FRONT DOOR

ENTRANCE HALL 15' 1" x 15' 0" (4.59m x 4.57m)
tiled flooring with under floor heating, spot lights, two double glazed windows, built in double storage cupboard, feature staircase leading to the galleried first floor landing, two double glazed sky lights.

SHOWER ROOM 7' 5" x 7' 4" (2.26m x 2.23m)
Double walk-in shower with sliding door, over head shower and shower attachment, low level wc, tiled flooring and walls, spot lights, extractor fan, underfloor heating, wall mounted heated towel rail, wall mounted shower attachment, feature wash/hand basin with mixer tap and built in drawer units underneath, double glazed frosted window to side aspect.

BEDROOM 3 13' 6" x 13' 5" (4.11m x 4.09m)
Double glazed bay window to front aspect with window shutters, maple wood flooring, power points, tv and telephone point, coving to ceiling, wall mounted air conditioning unit, double radiator, floor to ceiling built in wardrobes.

BEDROOM 4 13' 8" x 10' 7" (4.16m x 3.22m)
Double glazed window to side aspect, maple wood flooring, power points, tv and telephone point, coving to ceiling, double radiator, floor to built in wardrobes, internal door to Bedroom 5/Office.

BEDROOM 5/OFFICE 12' 6" x 10' 5" (3.81m x 3.17m)
double glazed window to rear aspect over looking the rear garden, maple wood flooring, power points, coving to ceiling, spot lights, radiator, floor to ceiling built in cupboards with sliding doors, door to Kitchen.

LIVING ROOM 23' 4" x 12' 10" (7.11m x 3.91m)
Double glazed windows to front aspect with window shutters, maple wood flooring, power points, tv and telephone point, spot lights, coving to ceiling, two radiators, fireplace with a feature eternal flame fire.

DINING ROOM 23' 0" x 10' 5" (7.01m x 3.17m)
Maple wood flooring, power points, spot lights, full width bi-folding doors to rear garden.



KITCHEN 13' 8" x 11' 8" (4.16m x 3.55m)
Extensive range of fitted wall and base units with lapitec worksurfaces, inset double sink with a quooker tap with regular water and boiling water, water softener, power points, underfloor heated tiled flooring, six ring gas hob with pop up extractor hood, built in dishwasher, built in drawer units, two built in ovens one, built in microwave with pull out hot plate, two pull out larder cupboards housing tumble dryer and washing machine.

FIRST FLOOR LANDING
Maple wood flooring, spot lights, power points, floor sky light.

BEDROOM 1 18' 3" x 14' 5" (5.56m x 4.39m)
Feature double glazed windows to rear aspect with window shutters, maple wood flooring, power points, double radiator, tv and telephone point, double glazed skylight, spot lights, eaves storage space, wall mounted air conditioning unit.

BEDROOM 2 20' 5" x 11' 2" (6.22m x 3.40m)
Feature double glazed windows to rear aspect with window shutters, power points, maple wood flooring, tv and telephone point, air conditioning unit, eaves storage space, spot lights, double radiator, double glazed skylight, walk-in wardrobe with fitted shelving and eaves storage space.

BATHROOM 8' 0" x 7' 9" (2.44m x 2.36m)
Walk in double shower with overhead shower, low level wc, wash/hand basin with pull out drawers underneath, tiled flooring and walls, extractor fan, spot lights, double glazed skylight, cupboard housing gas central heating boiler.

FRONT GARDEN 45' 0" x 41' 0" (13.71m x 12.49m)
Carriage driveway providing off street parking for four cars, circle flower bed, flower and shrub boarder, lawn area, outside water tap.

REAR GARDEN 80' 0" x 41' 0" (24.37m x 12.49m)
Large tiled patio area, flower and shrub boarders, lawn area, outside water tap, pedestrian side access, air conditioning unit, second concrete patio area at the bottom of the garden.

GARDEN/OFFICE 21' 5" x 15' 9" (6.52m x 4.80m)
With power and light, spot lights, window to front aspect, separate storage area attached to the building.



