



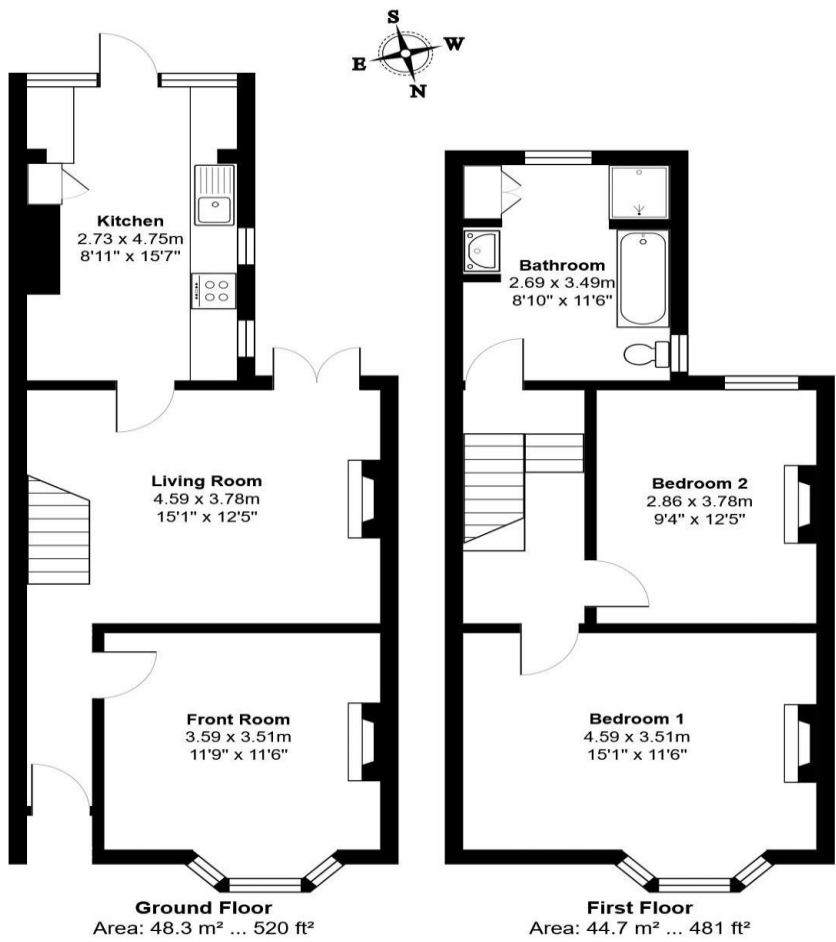
HamiltonCHASE



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 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.

3 Falkland Road

Barnet EN5 4LG

£626,000

Freehold

PROPERTY SUMMARY

Situated in this highly sought after residential turning with close proximity to The Spires Shopping Center and outstanding Schools such as Foulds, Christchurch, QE Boys and QE Girls as well as High Barnet Underground Station. Hamilton Chase are delighted to offer for sale this beautifully presented two double bedroom character Victorian house offering the potential to extend the house on the ground floor and into the loft space subject to the usual planning consents. The property itself has been maintained in excellent order and offers the following features, two double bedrooms, first floor large bathroom, separate living room and dining room, fully fitted kitchen/breakfast room, original features, double glazed windows, gas central heating, 40 south/westerly facing rear garden, viewing highly recommended.

ACCOMMODATION

FRONT DOOR

Part glazed front door.

HALLWAY

Stripped floorboards, coving to ceiling, radiator, power points.

FRONT ROOM 11' 9" x 11' 6" (3.58m x 3.50m)

Double glazed angled bay window to front aspect, stripped floorboards, power points, coving to ceiling, center ceiling rose, picture rail, feature fireplace, two radiators, tv and telephone point.

LIVING ROOM 15' 1" x 12' 5" (4.59m x 3.78m)

Stripped floorboards, radiator, power points, tv and telephone point, coving to ceiling, center ceiling rose, picture rail, built in display shelving, feature fireplace, radiator, double glazed french doors to rear garden.

KITCHEN/BREAKFAST ROOM 15' 7" x 8' 11" (4.75m x 2.72m)

Attractive range of fitted wall and base units with rolled top worksurfaces, inset stainless steel one and half bowl sink/drainers with cupboards underneath, power points, built in dishwasher, four ring gas hob with extractor hood above and electric oven, splash back tiling to walls, plumbing for washing machine, radiator, tiled flooring, double glazed windows to side and rear aspect, double glazed door to rear garden.



FIRST FLOOR LANDING

Split level first floor landing, fitted carpet, picture rail, power points, access to insulated and part boarded loft space via a pull-down loft ladder.

BEDROOM 1 15' 1" x 11' 6" (4.59m x 3.50m)

Double glazed angled bay window to front aspect, fitted carpet, radiator, power points, coving to ceiling, picture rail, center ceiling rose, feature fireplace,

BEDROOM 2 12' 5" x 9' 4" (3.78m x 2.84m)

Double glazed window to rear aspect, fitted carpet, power points, radiator, picture rail.

BATHROOM 11' 6" x 8' 10" (3.50m x 2.69m)

Panelled bath with splash back tiling, low level wc, spotlights, access to second loft space, wood flooring, radiator, vanity unit with inset wash/hand basin, radiator, walk-in shower with folding door, built in cupboard housing gas central heating boiler and airing cupboard space, heated towel rail, double glazed windows to side and rear aspect.

REAR GARDEN 40' 0" x 18' 0" (12.18m x 5.48m)

Beautifully maintained south/westerly facing rear garden, decked area, lawn area, flower and shrub borders, outside water tap, garden shed, pedestrian rear access.





