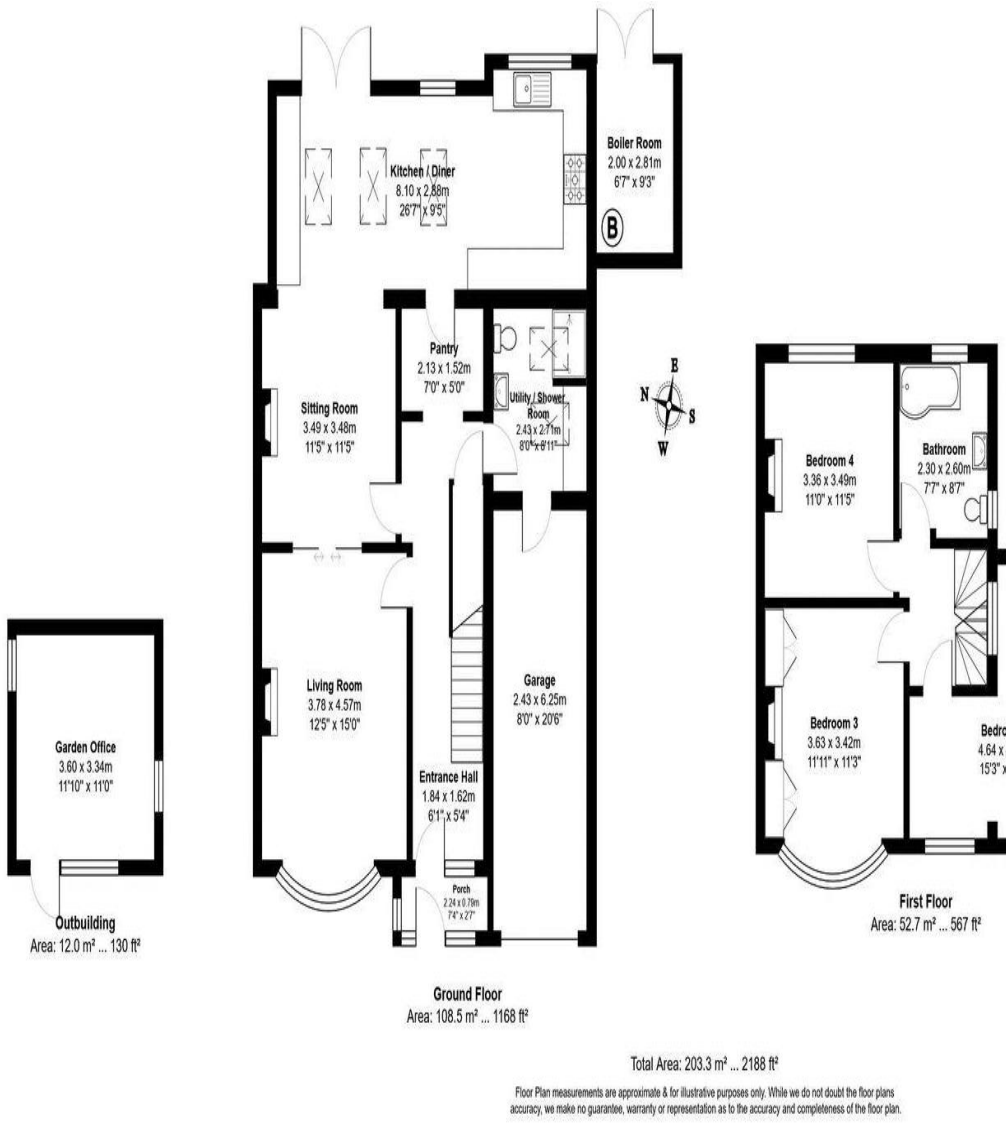
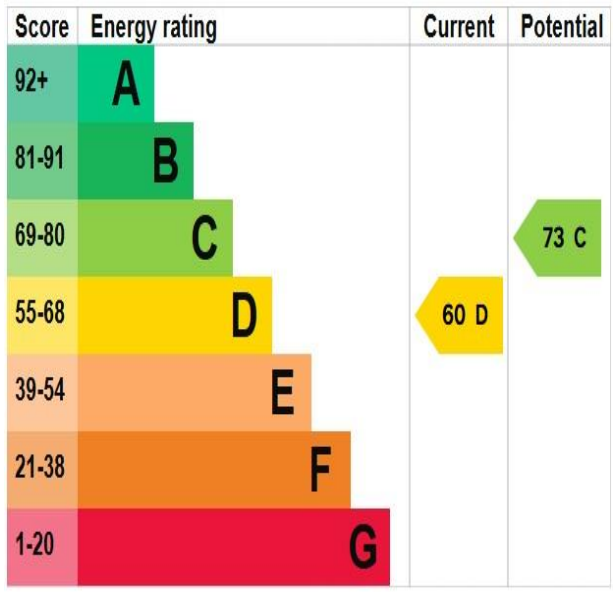
Hamilton CHASE



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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.

113 Hillside Gardens

Barnet EN5 2NH

£899,995,000 **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 extended semi-detached family property arranged over three floors of which an internal viewing is most highly recommended. Features include four double bedrooms, fully fitted 26 ft kitchen/diner, utility/shower room, family bathroom and an en-suite to the master bedroom, living room and a sitting room, gas central heating, double glazed windows, 70 ft private rear garden, garden/office room, garage own driveway, off street parking for two cars.

ACCOMMODATION

DOUBLE GLAZED PORCH 7' 4" x 2' 7" (2.23m x 0.79m)
Tiled flooring.

GLAZED FRONT DOOR

ENTRANCE HALL
Fitted carpet, radiator, smoke alarm, window to front aspect, two understairs storage cupboards.

LIVING ROOM 15' 0" x 12' 5" (4.57m x 3.78m)
Double glazed bay window to front aspect, fitted carpet, power points, radiator, tv and telephone point, coving to ceiling, feature fireplace, sliding glazed doors to Dining room.

SITTING ROOM 11' 5" x 11' 5" (3.48m x 3.48m)
Fitted carpet, power points, double radiator, coving to ceiling, open plan to Kitchen/diner.

KITCHEN/DINER 26' 7" x 9' 5" (8.10m x 2.87m)
Attractive range of fitted wall and base units with granite worksurfaces, inset one and half bowl sink with mixer tap and cupboards underneath, built in dishwasher, built in five ring gas hob with extractor hood above, power points, splash back tiling to walls, tiled flooring, built in electric oven and grill, two pull out larder cupboards, two radiators, built in display unit with a granite shelve, splash back tiling, storage pull out drawers and cupboards, granite table used as a breakfast bar, three double glazed skylights, double glazed windows to rear aspect, double glazed double doors to rear garden.

PANTRY 7' 0" x 5' 0" (2.13m x 1.52m)
Tiled flooring, display unit.

UTILITY/SHOWER ROOM 8' 11" x 8' 0" (2.72m x 2.44m)
Walk in shower, low level wc, vanity unit with inset wash/hand basin, tiled flooring, part tiled walls, plumbing for washing machine and tumble dryer, heated towel rail, two double glazed skylights, door to Garage.

FIRST FLOOR LANDING
Fitted carpet.

BATHROOM 8' 7" x 7' 7" (2.61m x 2.31m)
Paneled bath with wall mounted shower, shower screen, low level wc, wash/hand basin, wall mounted heated towel rail, tiled flooring and walls, two frosted double glazed windows to side and rear aspect.

BEDROOM 3 11' 11" x 11' 3" (3.63m x 3.43m)
Double glazed bay window to front aspect, fitted carpet, coving to ceiling, power points, radiator, two built in double wardrobes,

BEDROOM 4 11' 5" x 11' 0" (3.48m x 3.35m)
Double glazed windows to rear aspect, fitted carpet, radiator, power points.

BEDROOM 2 15' 3" x 13' 4" (4.64m x 4.06m)
L shaped, two double glazed windows to front aspect, double glazed window to rear aspect, fitted carpet, two radiators, power points.

SECOND FLOOR LANDING
Wood flooring, double glazed window to side aspect.

BEDROOM 1 18' 3" x 10' 7" (5.56m x 3.22m)
Double glazed windows to rear aspect, two double glazed skylights, wood flooring, eaves storage space, power points, radiator.

EN-SUITE 8' 4" x 5' 9" (2.54m x 1.75m)
Shower cubicle with over head shower and shower attachment, wall mounted heated towel rail, low level wc, vanity unit with inset wash/hand basin, tiled flooring, part tiled walls, extractor fan, frosted double glazed window to rear aspect.

FRONT GARDEN
Paved providing off street parking for two cars.

GARAGE 20' 6" x 8' 0" (6.24m x 2.44m)
Access via own driveway, electric up and over door, power points, wall mounted fuse box and gas meter.

REAR GARDEN 70' 0" x 38' 0" (21.32m x 11.57m)
Private rear garden, large patio area, lawn area, flower and shrub boarders, mature trees,

GARDEN/OFFICE ROOM 11' 10" x 11' 0" (3.60m x 3.35m)
Tiled flooring, power and light, double glazed windows to front aspect.































