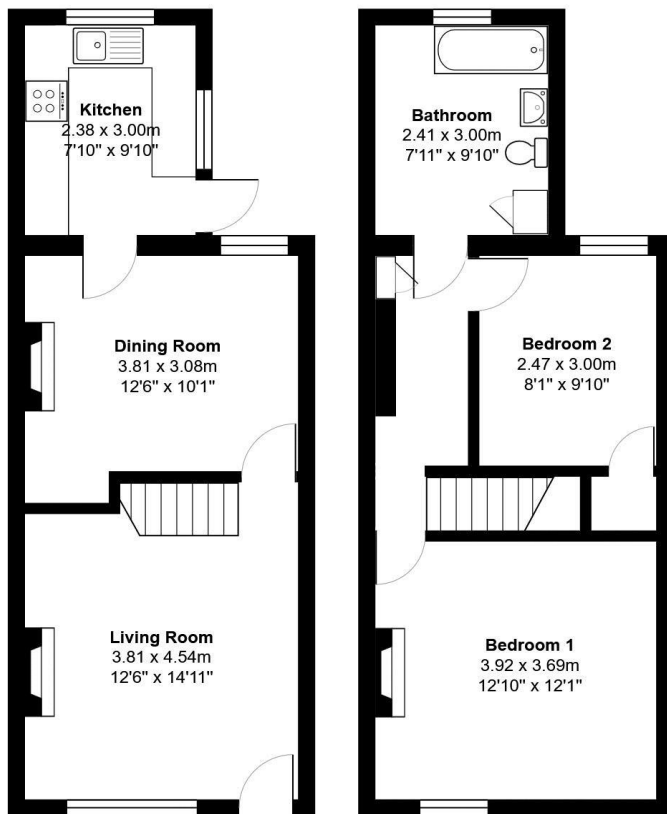
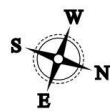




Hamilton Chase Estates Limited, 141 High Street, Barnet, Hertfordshire EN5 5UZ
 t: 020 8441 1123 f: 020 8441 2012 w: hamiltonchase.co.uk e: info@hamiltonchase.co.uk

hamiltonchase.co.uk

020 8441 1123



Ground Floor
 Area: 37.5 m² ... 404 ft²

First Floor
 Area: 38.4 m² ... 414 ft²

Total Area: 75.9 m² ... 817 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 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.

110 East Barnet Road

Barnet EN4 8RE

£499,995

Freehold

PROPERTY SUMMARY

Situated in this sought after location within easy access to bus routes, New Barnet Overground Station and local shopping facilities Hamilton Chase are delighted to offer for sale this attractive character end of terrace house offering just over 800 sq ft of living space, the property itself has been maintained in good order and has the following features, two double bedrooms, first floor bathroom, separate living room and dining room, fitted kitchen, double glazed windows, gas central heating, 40 ft rear garden with pedestrian side access, chain-free, viewing highly recommended.

ACCOMMODATION

FRONT DOOR

LIVING ROOM 14' 11" x 12' 6" (4.54m x 3.81m)

Double glazed windows to front aspect, fitted carpet, power points, double radiator, under stairs storage cupboard housing electric meter and fuse box, built in cupboards, tv and telephone point.

DINING ROOM 12' 6" x 10' 1" (3.81m x 3.07m)

Double glazed window to rear aspect, fitted carpet, built in cupboards, power points, tv and telephone point, double radiator, door to- Kitchen.

KITCHEN 9' 10" x 7' 10" (2.99m x 2.39m)

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

FIRST FLOOR LANDING

Fitted carpet, power points, built in storage cupboard.



BEDROOM 1 12' 10" x 12' 1" (3.91m x 3.68m)

Double glazed window to front aspect, fitted carpet, power points, double radiator, access to insulated loft space.

BEDROOM 2 9' 10" x 8' 1" (2.99m x 2.46m)

Double glazed window to rear aspect, fitted carpet, power points, double radiator, walk in storage cupboard.

BATHROOM 9' 10" x 7' 11" (2.99m x 2.41m)

Paneled bath with shower attachment, shower screen, low level wc, wash/hand basin, half tiled walls, double radiator, lino flooring, heated towel rail, spot lights, cupboard housing gas central boiler, double glazed window to rear aspect.

FRONT GARDEN

Paved with flower bed, garden pathway, pedestrian side access.

REAR GARDEN 40' 0" x 15' 0" (12.18m x 4.57m)

south/westerly facing rear garden, storage cupboard, patio area with steps leading up to a raised lawn area, garden pathway, garden shed, flower and shrub borders, outside water tap and power point.



