



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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.
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**65 Somerset Road**

Barnet EN5 1JD

**£1,075,000**

**Freehold**

## PROPERTY SUMMARY

Beautifully presented Victorian family house built in 1875 located in one of New Barnet's premier roads and with in easy access for both New Barnet and High Barnet Overground and Underground Stations as well as excellent Schools. Hamilton Chase are delighted to offer for sale this attractive character house offering just over 2000 sq ft of living space of which an internal viewing is most highly recommended. Features include four double bedrooms, three separate reception rooms, fitted kitchen/diner, utility room and cloakroom, en-suite bathroom and separate shower room, character features, gas central heating, double glazed windows, 77 ft mature and well maintained rear garden, off street parking for four cars, an internal viewing is most highly recommended.

## ACCOMMODATION

### FRONT DOOR

Feature front door with stained glass insets.

### ENTRANCE HALLWAY

Fitted carpet, coving to ceiling, dado rail, radiator, understairs storage cupboard.

### RECEPTION 16' 11" x 14' 2" (5.15m x 4.31m)

Square bay window to front aspect with double glazed sash windows, fitted carpet, coving to ceiling, picture rail, two radiators, tv and telephone point, power points, feature working fireplace.

### DINING ROOM 16' 11" x 11' 9" (5.15m x 3.58m)

Fitted carpet, power points, radiator, coving to ceiling, feature fireplace, double glazed doors to rear garden.

### RECEPTION 3/STUDY 14' 11" x 8' 3" (4.54m x 2.51m)

Wood flooring, radiator, power points, built in storage cupboard, internal frosted windows, double glazed window to side aspect.

### INNER HALLWAY

Large internal storage cupboard with direct access to the front of the property, wood flooring, smaller walk-in storage cupboard.

### UTILITY ROOM/WC 8' 3" x 7' 2" (2.51m x 2.18m)

Fitted worktop, cupboard housing gas central heating boiler, plumbing for washing machine, tiled flooring, low level wc, half tiled walls, built in storage cupboard, wash/hand basin, double glazed window to side aspect.

### KITCHEN/BREAKFAST ROOM 15' 0" x 11' 11" (4.57m x 3.63m)

Attractive range of fitted wall and base units with concealed lighting and ample worksurfaces, power points, built in oven and grill, four ring gas hob with extractor hood above, splash back tiling to walls, inset stainless steel sink/drainage with cupboards underneath, radiator, built in dishwasher, fridge/freezer, wood flooring, double glazed windows to side aspect and door to rear garden.

### FIRST FLOOR LANDING

With feature staircase, fitted carpet, dado rail, sash window to side aspect.



### CLOAKROOM

Low level wc, wood flooring, double glazed window to front aspect.

### BEDROOM 1 15' 4" x 12' 5" (4.67m x 3.78m)

Square bay window to front aspect with double glazed sash windows, fitted carpet, power points, radiator, built in floor to ceiling double wardrobes with sliding doors.

### EN-SUITE BATHROOM

Enclosed paneled bath with shower attachment, shower screen, wash/hand basin, lino flooring, spot lights, tiled walls, electric shaver point, built in storage cupboard, radiator, double glazed sash window to front aspect.

### BEDROOM 2 15' 1" x 11' 10" (4.59m x 3.60m)

Wood flooring, power points, radiator, coving to ceiling, two double glazed windows to rear aspect.

### BEDROOM 3 14' 4" x 11' 7" (4.37m x 3.53m)

Wood flooring, power points, radiator, built in cupboard, double glazed window to rear aspect.

### BEDROOM 4 14' 10" x 8' 8" (4.52m x 2.64m)

Wood flooring, power points, radiator, vanity unit with inset wash/hand basin, double glazed window to front aspect.

### SHOWER ROOM

Shower cubicle, radiator, vanity unit with inset wash/hand basin, wood flooring, tiled walls, access to loft space, built in storage cupboard, double glazed window to side aspect.

### FRONT GARDEN

With flower and shrub boarder, all paved providing off street parking for four cars.

### REAR GARDEN 77' 0" x 25' 0" (23.45m x 7.61m)

Beautifully maintained with flower and shrub boarders, outside water tap, patio area, garden shed, large decked area, outside lighting.





