Hamilton CHASE

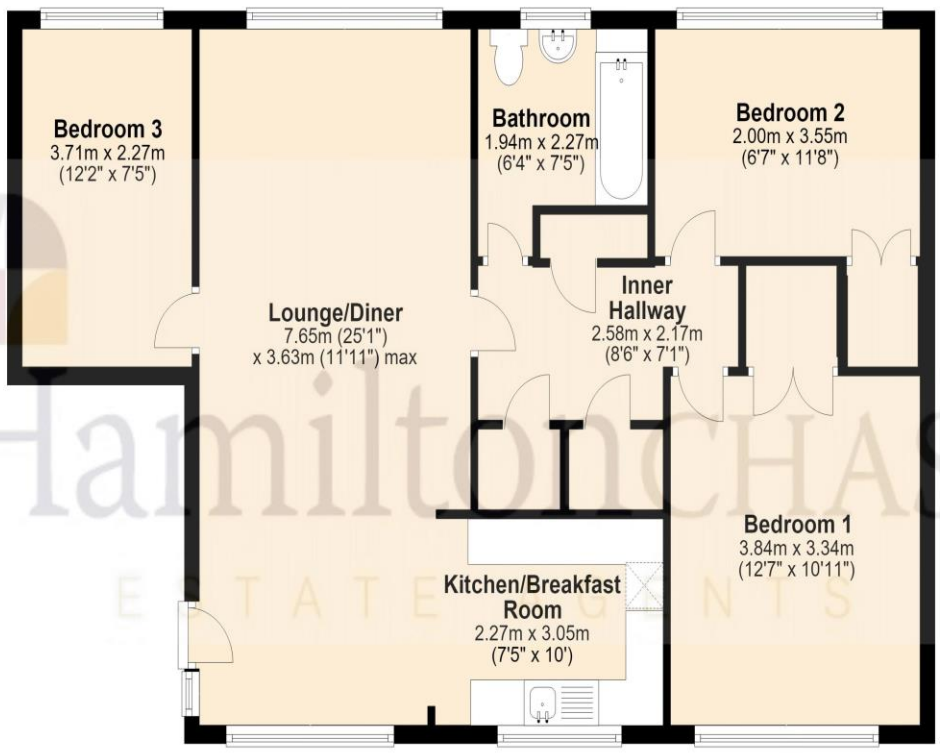


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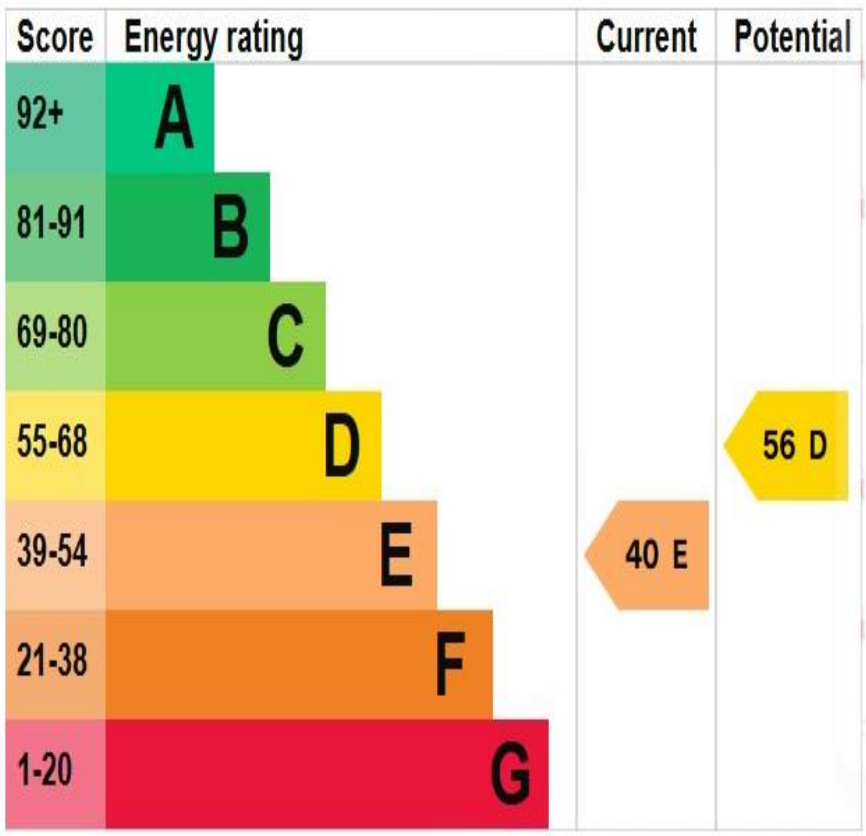
First Floor

Approx. 82.1 sq. metres (884.1 sq. feet)



Total area: approx. 82.1 sq. metres (884.1 sq. feet)

All floorplans are provided for illustrative purposes only. While every effort has been made to ensure the accuracy of floorplan layouts, measurements, and features, they are approximate and subject to change without notice. Actual square footage, dimensions, and layouts may vary from those shown. No responsibility is assumed for any errors, omissions, or misstatements. Buyers or tenants should verify all information independently and should not rely solely on the floorplan when making decisions.
Plan produced using PlanUp.



HamiltonCHASE ESTATE AGENTS

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.
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Flat 17 Thaynesfield

Potters Bar EN6 5DD

£350,000 **Share of Freehold**



PROPERTY SUMMARY

Hamilton Chase are delighted to offer for sale this recently re-decorated and attractive three double bedroom first floor flat located in this tranquil cul de sac turning within easy access to local shops, bus station and Potters Bar High Street as well as Potters Bar Mainline Overground Station. The property is being offered chain-free and offers 870 sq ft of living space, features include three double bedrooms, 25 ft lounge/diner, fitted kitchen, modern bathroom, well maintained communal gardens, garage en bloc, an internal viewing is most highly recommended.

ACCOMMODATION

COMMUNAL ENTRANCE
with communal staircase leading to all floors.

FRONT DOOR

LOUNGE/DINER 25' 1" x 11' 11" (7.64m x 3.63m)
Dual aspect double glazed windows to front and rear aspect, wall mounted entry phone, double radiator, power points, tv and telephone point, wood flooring, oak veneered doors, spot lights, open plan to Kitchen area.

KITCHEN/BREAKFAST ROOM 10' 0" x 7' 5" (3.05m x 2.26m)
Double glazed window to rear aspect, range of light oak effect fitted wall and base units with granite effect worktops and splash back tiling, inset single bowl sink/drainer with cupboards underneath, integrated washing machine, under counter fridge and freezer, gas cooker with extractor hood above, spot lights, power points, tiled flooring.

BEDROOM 3 12' 2" x 7' 5" (3.71m x 2.26m)
Double glazed window to front aspect, power points, radiator, fitted carpet.

INNER HALLWAY
Oak veneered doors to bedrooms and bathroom, oak veneered doors to storage cupboards one housing gas central heating boiler, spot lights.

BEDROOM 1 12' 9" x 10' 11" (3.88m x 3.32m)
Double glazed window to rear aspect, inbuilt deep wardrobe with oak veneered doors, fitted carpet, power points, radiator.

BEDROOM 2 10' 11" x 9' 1" (3.32m x 2.77m)
Double glazed window to front aspect, inbuilt deep wardrobe with oak veneered doors, fitted carpet, power points, radiator.

BATHROOM 7' 5" x 6' 4" (2.26m x 1.93m)
Double glazed window to front aspect, paneled enclosed bath with mixer tap and separate shower attachment, shower screen, wash/hand basin, low level wc, partly tiled walls, wall mounted heated towel rail, shaving light and socket, tiled flooring.

COMMUNAL GARDENS
Well maintained communal gardens, outside drying space.

PARKING

GARAGE 17' 5" x 8' 4" (5.30m x 2.54m)
Garage en-bloc, with up and over door.

