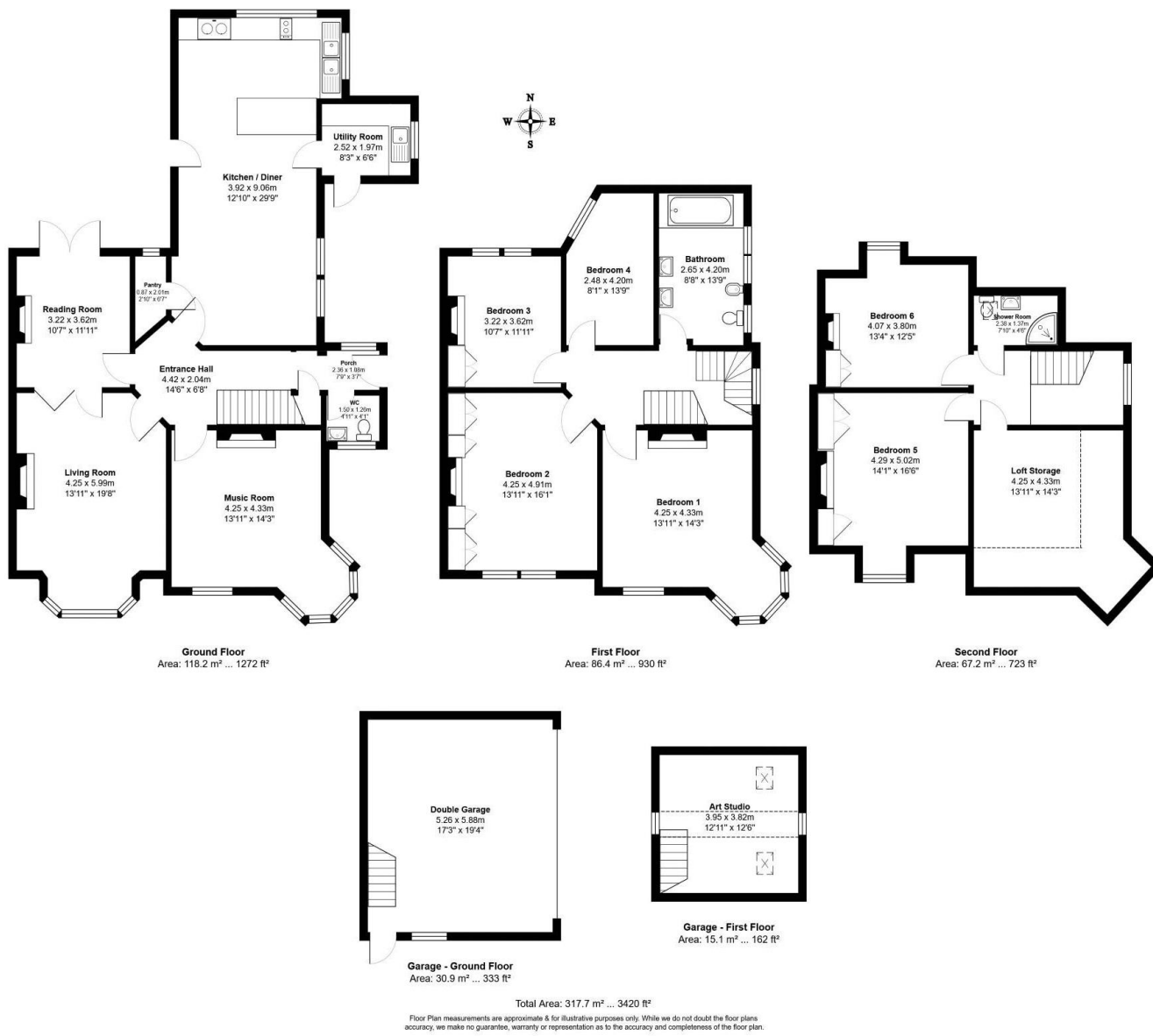




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

- 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.
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# The Old Rectory, Wood Street

Barnet EN5 4DA

£1,795,000

Freehold

## PROPERTY SUMMARY

Located on one of Barnet's premier roads and rarely available to the market Hamilton Chase are delighted to offer for sale this stunning and substantial Edwardian family property arranged over three floors with a wealth of original features. The property itself is within walking distance of surrounding green spaces and close by for top performing schools including QE Boys and for High Barnet Underground Station. Features include six double bedrooms, three receptions, fully fitted 29 ft kitchen/diner, cloakroom, utility room, family bathroom as well as separate shower room, 110 ft beautifully maintained mature rear garden, detached double garage with an art studio/office above, off street parking for several cars, chain-free, an internal viewing is most highly recommended.

## ACCOMMODATION

### FRONT DOOR

Part glazed front door.

### PORCH

Original tiled flooring, dado rail, feature original stained glass sash window to side aspect, understairs storage cupboard.

### CLOAKROOM 4' 11" x 4' 1" (1.50m x 1.24m)

Low level wc, wash/hand basin, tiled flooring, original window to side aspect.

### ENTRANCE HALL 14' 6" x 6' 8" (4.42m x 2.03m)

Original tiled flooring, radiator, power points, coving to ceiling, dado rail.

### MUSIC ROOM 14' 3" x 13' 11" (4.34m x 4.24m)

Feature bay window to front aspect with sash windows, second window with sash window to front aspect, fitted carpet, coving to ceiling, picture rail, feature fireplace with inset wood burner, power points, built in display unit with shelving, two radiators.

### LIVING ROOM 19' 8" x 13' 11" (5.99m x 4.24m)

Angled bay window to front aspect with sash windows, wood flooring, power points, feature fireplace with inset log burner, tv point, coving to ceiling, picture rail, radiator, triple doors to Reading room.

### READING ROOM 11' 11" x 10' 7" (3.63m x 3.22m)

Wood flooring, power points, radiator, coving to ceiling, picture rail, built in display book shelving, double doors to rear garden.

### KITCHEN/DINER 29' 9" x 12' 10" (9.06m x 3.91m)

Fully fitted "Schmidt" kitchen with an attractive range of fitted wall and base units with quartz worksurfaces, inset double sink and drainer with mixer tap, filter tap, cupboards underneath, power points, spot lights, electric range cooker and oven, built in dishwasher, center island/breakfast bar with drawers underneath, Amtico wood effect flooring, pantry cupboard, beautiful built in Edwardian dresser, three double glazed skylights, large double glazed window over looking the rear garden, double glazed stable door to the rear garden, two sash windows to side aspect.

### UTILITY ROOM 8' 3" x 6' 6" (2.51m x 1.98m)

Base unit with a quartz worksurface, inset stainless steel sink/drainage with mixer tap and cupboard underneath, power points, Amtico wood effect flooring, wall mounted gas central heating boiler, built in washing machine, fitted cupboard with sliding doors, double glazed sky light, spot lights, double glazed sash window to side aspect, double glazed door to front aspect.

### FIRST FLOOR LANDING

Split level landing with original staircase, feature window to front aspect, radiator, fitted carpet, picture rail, power points.



### BEDROOM 1 14' 3" x 13' 11" (4.34m x 4.24m)

Feature bay window to front aspect with sash windows, fitted carpet, power points, radiator, coving to ceiling, picture rail, tv point. high speed internet cable point.

### BEDROOM 2 16' 1" x 13' 11" (4.90m x 4.24m)

Sash windows to front aspect, fitted carpet, radiator, power points, coving to ceiling, picture rail, two built in triple wardrobes.

### BEDROOM 3 11' 11" x 10' 7" (3.63m x 3.22m)

Sash windows to rear aspect over looking the rear garden, fitted carpet, power points, picture rail, radiator, built in double wardrobes.

### BEDROOM 4 13' 9" x 8' 1" (4.19m x 2.46m)

Sash window to side aspect, fitted carpet, radiator, power points, picture rail.

### FAMILY BATHROOM 13' 9" x 8' 8" (4.19m x 2.64m)

Steps leading up to a sunken bath, mixer tap with shower attachment, heated towel rail, bidet, low level wc, two wash/hand basins, tiled walls and flooring, coving to ceiling, spot lights, three frosted windows to side aspect.

### SECOND FLOOR LANDING

Fitted carpet, spot lights, walk in loft storage space.

### BEDROOM 5 16' 6" x 14' 1" (5.03m x 4.29m)

Sash windows to front aspect, fitted carpet, power points, built in cupboard, spot lights, radiator, feature fireplace, built in double wardrobe.

### BEDROOM 6 13' 4" x 12' 5" (4.06m x 3.78m)

Double glazed sash window to rear aspect, fitted carpet, power points, radiator, spot lights, feature fireplace, built in double wardrobe.

### SHOWER ROOM 7' 10" x 4' 6" (2.39m x 1.37m)

Shower cubicle, wash/hand basin, low level wc, tiled flooring, part tiled walls, heated towel rail, spot lights, electric shaver point, double glazed sky light.

### GARAGE 19' 4" x 17' 3" (5.89m x 5.25m)

Detached double garage with an Art studio/office above, located at the bottom of the rear garden, parking space in front of the garage, access via electric gate, power and light, double glazed window and double glazed door to rear garden, electric up and over door. Internal staircase to Art studio/office.

### ART STUDIO/ OFFICE ABOVE THE GARAGE 12' 11" x 12' 6" (3.93m x 3.81m)

Wood flooring, power points, tv point, internet connection, two double glazed skylights, two port hole double glazed windows.





