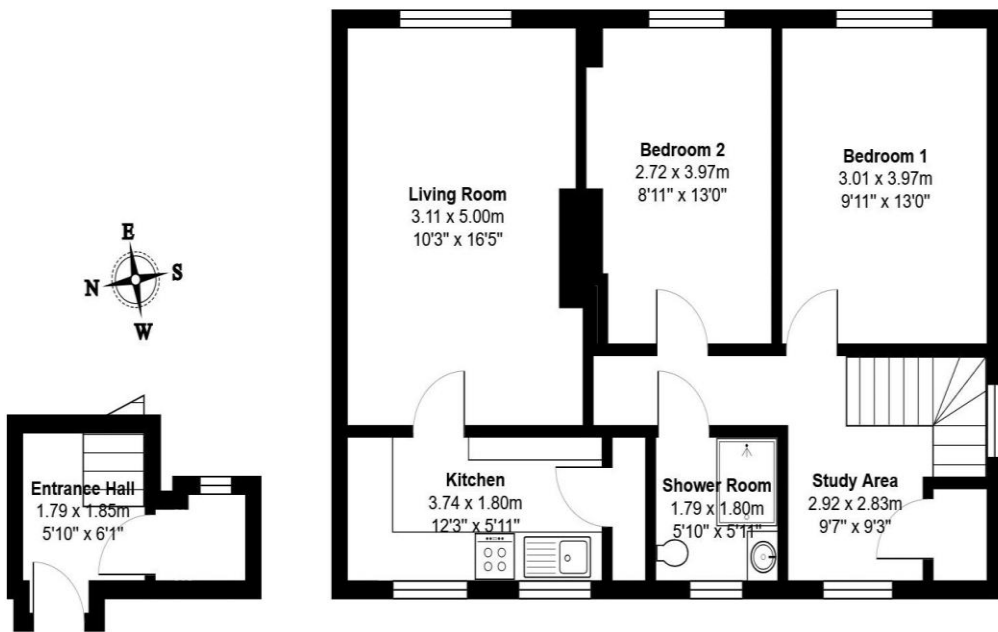




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total Area: 70.6 m<sup>2</sup> ... 760 ft<sup>2</sup>

All measurements are approximate and for display purposes only

- 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.

# 7 Hadley Ridge

Barnet EN5 5TE

£450,000

Leasehold

## PROPERTY SUMMARY

Situated in this highly sought after residential turning moments from Hadley Green and Hadley Highstone, convenient for highly regarded schools, High Barnet's High Street and transport facilities including High Barnet Underground Station. Hamilton Chase are delighted to offer for sale this most attractive two double bedroom first floor maisonette with its own rear garden. The property itself is in excellent condition and has the following features, two double bedrooms, 16 ft living room, fitted kitchen, shower room, gas central heating, double glazing, study area, 30 ft private rear garden, further large communal gardens for the residents only., an internal viewing is most highly recommended.

## ACCOMMODATION

### FRONT DOOR

### ENTRANCE HALLWAY

Tiled flooring, spot lights, radiator, walk in cupboard with plumbing for washing machine and tumble dryer, power points, frosted double glazed window to rear aspect, staircase leading up to Hallway.

### HALLWAY

Fitted carpet, spot lights, power points, walk in storage cupboard housing gas central heating boiler and storage space, radiator, access to loft space via a pull down loft ladder, double glazed window to side aspect.

### STUDY AREA 9' 7" x 9' 3" (2.92m x 2.82m)

Power points, fitted carpet, double glazed window to front aspect.

### LIVING ROOM 16' 5" x 10' 3" (5.00m x 3.12m)

Double glazed window to rear aspect, fitted carpet, power points, tv and telephone point, radiator.

### KITCHEN 12' 3" x 5' 11" (3.73m x 1.80m)

Attractive range of fitted wall and base units with ample worksurfaces, power points, built in four ring electric hob with extractor hood above, built in electric oven, microwave, built in fridge/freezer, dishwasher, spot lights,



### BEDROOM 1 13' 0" x 9' 11" (3.96m x 3.02m)

Double glazed window to rear aspect, fitted carpet, power points, tv and telephone point, double radiator.

### BEDROOM 2 13' 0" x 8' 11" (3.96m x 2.72m)

Double glazed window to rear aspect, power points, radiator, tv and telephone point.

### SHOWER ROOM 5' 11" x 5' 10" (1.80m x 1.78m)

Walk in shower cubicle, low level wc, vanity unit with inset wash/hand basin, spot lights, tiled flooring, radiator, part paneled walls, extractor fan, double glazed window to front aspect.

### REAR GARDEN 30' 0" x 20' 0" (9.14m x 6.09m)

Well maintained and private rear garden, two patio areas, lawn area, brick built storage shed.

### COMMUNAL GARDEN

There is also a large communal garden area at the rear of the properties, lawn area with various trees, this area is for residents only and is accessible via a private gate.





