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Salisbury Road, Barnet, EN5

Approximate Area = 1639 sq ft / 152.2 sq m
 Limited Use Area(s) = 80 sq ft / 7.4 sq m
 Outbuilding = 51 sq ft / 4.7 sq m
 Total = 1770 sq ft / 164.4 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 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.

78 Salisbury Road

Barnet EN5 4JN

£950,000

Freehold

PROPERTY SUMMARY

Situated in this highly sought after residential turning within close proximity to The Spires Shopping Center as well as outstanding Schools with High Barnet Underground Station within easy access. Hamilton Chase are delighted to offer for sale this most attractive character semi detached family property of which an internal viewing is most highly recommended. The property its elf offers just over 1650 sq ft of living space and has the following features, five bedrooms, two receptions, fitted kitchen/diner, utility room with wc, family bathroom and en-suite shower to the master bedroom, gas central heating, double glazed windows, character features, 50 ft rear garden,.

ACCOMMODATION

PART GLAZED FRONT DOOR

HALLWAY

Stripped floor boards, coving to ceiling, picture rail, cupboard housing fuse box, radiator, dado rail, understairs storage space, power points.

RECEPTION 1 14' 3" x 12' 3" (4.34m x 3.73m)

Double glazed angeled bay window to front aspect with window shutters, wood flooring, power points, coving to ceiling, picture rail, double radiator, tv and telephone point, feature fireplace, built in display units to both sides of the fireplace.

RECEPTION 2 12' 10" x 10' 7" (3.91m x 3.22m)

Fitted carpet, power points, coving to ceiling, picture rail, tv and telephone point, feature fireplace with inset wood burner, open plan to Kitchen/Dining room.

KITCHEN/DINING ROOM 16' 0" x 15' 9" (4.87m x 4.80m)

Range of fitted wall and base units with with granite worksurfaces, inset stainless steel sink/drainer with a mixer tap and cupboards underneath, glass splash back tiling, power points, built in washing machine and dishwasher, built in electric oven with extractor hood above, electric oven and grill, wood flooring, radiator, spot lights, three skylights, built in church pew I shaped seating, double glazed windows and door to rear garden.

UTILITY ROOM WITH WC

Low level wc, wash/hand basin, fitted base unit with worksurface, radiator, power points, extractor fan, cupboard housing gas central heating boiler, window to rear aspect.

FIRST FLOOR LANDING

Split level first floor landing, fitted carpet, spot lights, power points, dado rail.

BEDROOM 1 13' 1" x 10' 6" (3.98m x 3.20m)

Double glazed window to rear aspect, wood flooring, power points, spot lights, picture rail, feature fireplace.



BEDROOM 2 12' 0" x 11' 4" (3.65m x 3.45m)

Double glazed windows to front aspect, fitted carpet, power points, feature fireplace, spot lights, radiator, picture rail.

BEDROOM 3 12' 2" x 10' 2" (3.71m x 3.10m)

Double glazed window to rear aspect, wood flooring, power points, picture rail, radiator.

BEDROOM 4 7' 8" x 6' 11" (2.34m x 2.11m)

Double glazed sash window to front aspect, fitted carpet, power points, spot lights, picture rail ,radiator.

FAMILY BATHROOM

Enclosed paneled with shower attachment, shower rail and curtain, low level wc, vanity unit with inset wash/hand basin, tiled walls and flooring, extractor fan, spot lights, heated towel rail, window to side aspect.

BEDROOM 5 19' 0" x 9' 3" (5.79m x 2.82m)

Double glazed window to rear aspect, fitted carpet, radiator, power points, tv and telephone point, eaves storage space, floor to ceiling built in triple wardrobe, two double glazed sky lights to front aspect.

EN-SUITE

Corner shower, low level wc, vanity unit with inset wash/hand basin, heated towel rail, spot lights, extractor fan, eaves storage space.

REAR GARDEN 50' 0" x 20' 0" (15.23m x 6.09m)

Patio area, lawn area, outside water tap, flower and shrub boarders, garden shed, pergola, pedestrian side access.





