



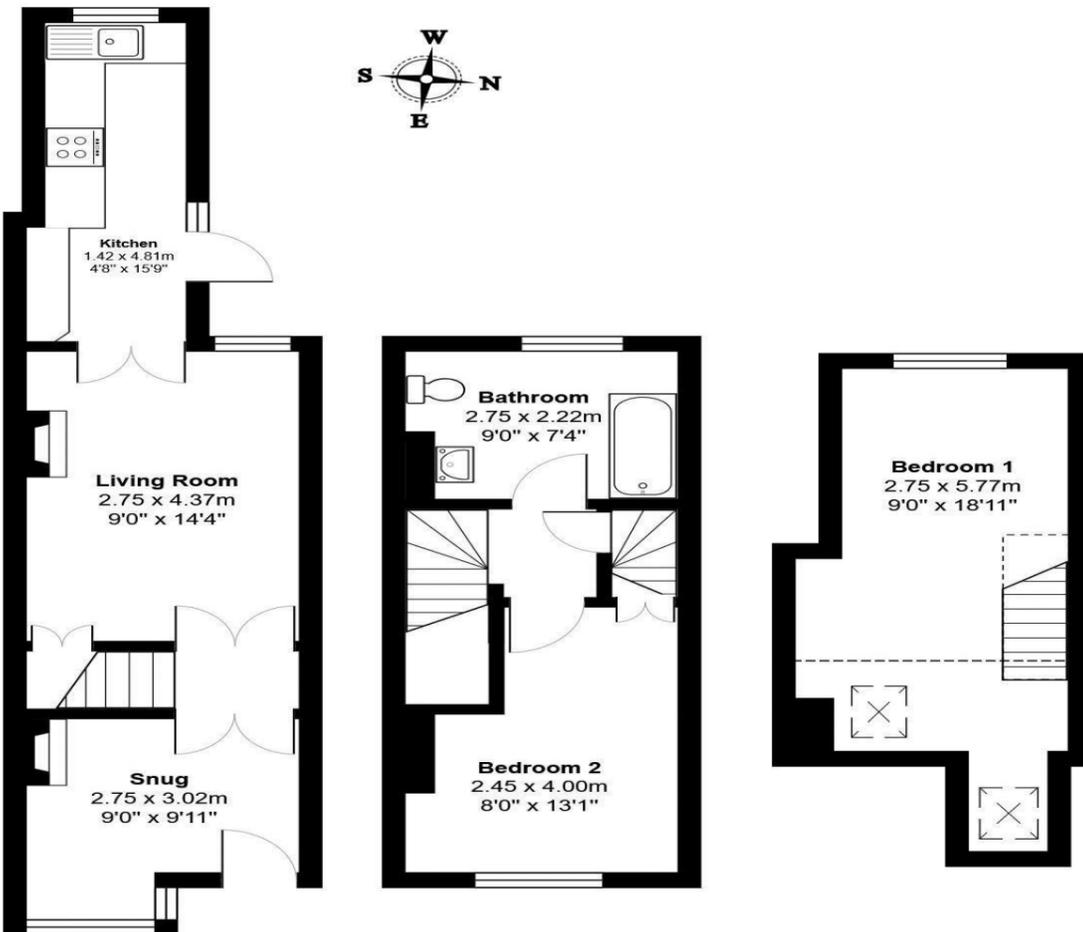
HamiltonCHASE



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor
Area: 29.9 m² ... 322 ft²

First Floor
Area: 21.6 m² ... 233 ft²

Second Floor
Area: 15.7 m² ... 169 ft²

Total Area: 67.3 m² ... 724 ft²

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

- 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.

71 Puller Road

Barnet EN5 4HQ

£565,000

Freehold

PROPERTY SUMMARY

Situated in this highly sought after location for both Foulds and Christchurch Schools as well as easy access for The Spires Shopping Center and High Barnet Underground Station, Hamilton Chase are delighted to offer for sale this attractive character two bedroom mid terraced house arranged over three floors of which an internal viewing is most highly recommended. The property its self is being offered chain-free and has the following features, two double bedrooms, snug room, living room, fitted kitchen, modern first floor bathroom, gas central heating, 100 ft west facing rear garden, chain-free, an internal viewing is most highly recommended.

ACCOMMODATION

FRONT DOOR

SNUG ROOM 9' 11" x 9' 0" (3.02m x 2.74m)

Half angled square bay window to front aspect with sash windows, wood flooring, power points, feature fireplace, window seat, door to inner hallway.

INNER HALLWAY

Wood flooring, understairs storage cupboard, double doors to Living room.

LIVING ROOM 14' 4" x 9' 0" (4.37m x 2.74m)

Wood flooring, power points, two radiators, understairs storage cupboard housing electric fuse box, tv and telephone point, feature fire place, built in display shelving, sash window to rear aspect, double doors to Kitchen.

KITCHEN 15' 9" x 4' 8" (4.80m x 1.42m)

Range of fitted wall and base units with worksurfaces, inset stainless steel sink/drainers with cupboards underneath, wall mounted gas central heating boiler, power points, built in four ring gas hob with extractor hood above, built in electric oven, washing machine, splash back tiling to walls, spot lights, tiled flooring, double glazed windows to side and rear aspect, double glazed door to rear garden.



FIRST FLOOR LANDING

Fitted carpet.

BATHROOM 9' 0" x 7' 4" (2.74m x 2.23m)

Enclosed paneled bath with shower attachment, shower screen, wash/hand basin, low level wc, lino flooring, radiator, spot lights, sash window to rear aspect.

BEDROOM 2 13' 1" x 8' 0" (3.98m x 2.44m)

Two sash windows to front aspect, fitted carpet, power points, built in shelving, radiator, tv and telephone point, understairs storage cupboard.

SECOND FLOOR LANDING

BEDROOM 1

Wood flooring, eaves storage space, power points, radiator, tv and telephone point, spot lights, double glazed skylight, double glazed window to rear aspect.

REAR GARDEN 100' 0" x 14' 0" (30.46m x 4.26m)

West facing rear garden ,patio area, lawn area, flower and shrub borders, outside water tap, garden shed.

