



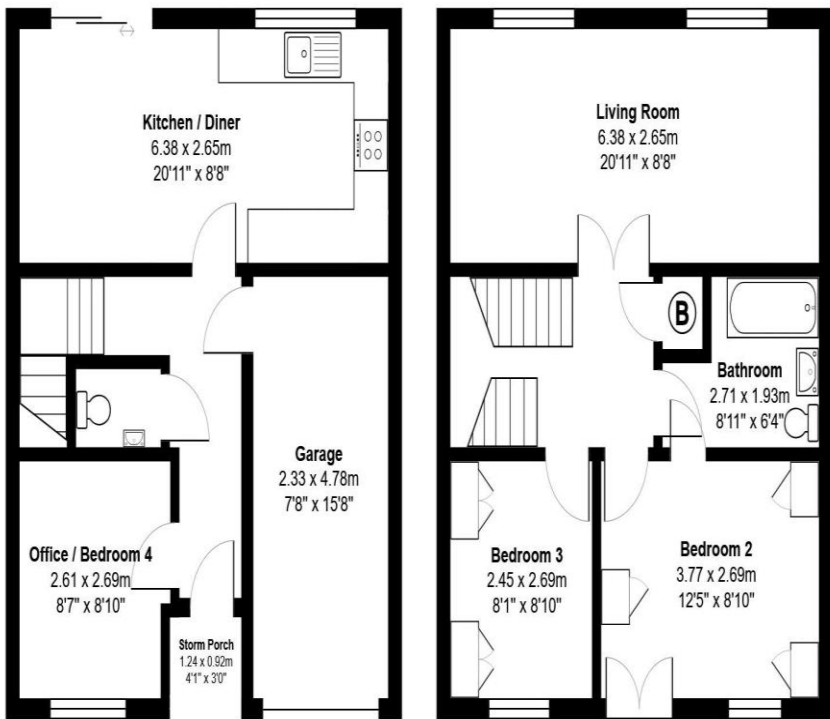
# HamiltonCHASE



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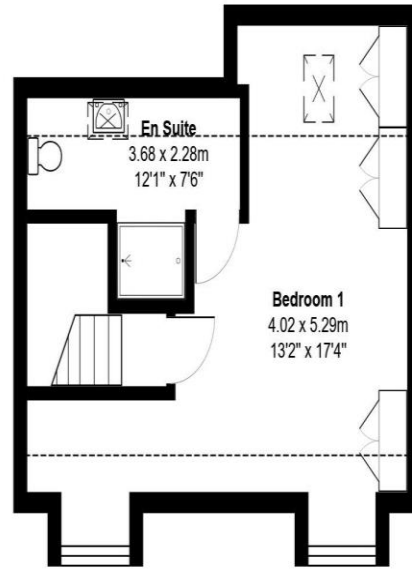


**Ground Floor**  
Area: 48.4 m<sup>2</sup> ... 521 ft<sup>2</sup>

**First Floor**  
Area: 48.4 m<sup>2</sup> ... 521 ft<sup>2</sup>

Total Area: 130.1 m<sup>2</sup> ... 1401 ft<sup>2</sup>

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.



**Second Floor**  
Area: 33.2 m<sup>2</sup> ... 358 ft<sup>2</sup>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	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.

# 55 Darlands Drive

Barnet EN5 2DE

£775,000

Freehold

## PROPERTY SUMMARY

Situated in this highly sought after cul de turning within easy access to excellent schools, local shops and transport facilities Hamilton Chase are delighted to offer for sale this three/four bedroom modern townhouse offering 1400 sq ft of living space of which an internal viewing is most highly recommended. Features include three/four bedrooms, office/bedroom four, 20 ft fitted kitchen/diner, living room, cloakroom, family bathroom and an en-suite shower to the master bedroom, double glazed windows, gas central heating, 40ft west facing rear garden, integral garage, off street parking for three cars.

## ACCOMMODATION

STORM PORCH 4' 1" x 3' 0" (1.24m x 0.91m)

### FRONT DOOR

Part glazed front door.

### HALLWAY

Fitted carpet, radiator, power points, internal door to Garage.

### CLOAKROOM

Low level wc, wash/hand basin, lino flooring, extractor fan.

OFFICE/BEDROOM 4' 8" 10" x 8' 7" (2.69m x 2.61m)

Double glazed window to front aspect, fitted carpet, power points, telephone point, radiator, built in desk unit with drawers and fitted shelving.

KITCHEN/DINER 20' 11" x 8' 8" (6.37m x 2.64m)

Range of fitted wall and base units with rolled top worksurfaces, inset one and half bowl sink/drainage with cupboards underneath, built in dishwasher, washing machine, power points, built in fridge/freezer, built in double oven, splash back tiling to walls, built in four ring gas hob with extractor hood above, wall mounted gas central heating boiler, section of tiled flooring. Dining area, fitted carpet, tv and telephone point, power points, radiator, double glazed windows to rear aspect, double glazed sliding doors to rear garden.

### FIRST FLOOR LANDING

Fitted carpet, power points, smoke alarm, built in cupboard housing mega flow gas central heating tank.

LIVING ROOM 20' 11" x 8' 8" (6.37m x 2.64m)

Fitted carpet, power points, two radiators, tv and telephone point, feature fireplace, two sets of double glazed windows to rear aspect.



BEDROOM 2 12' 5" x 8' 10" (3.78m x 2.69m)

Double glazed window to front aspect, double glazed doors to Juliet balcony, fitted carpet, power points, tv and telephone point, radiator, range of built in floor to ceiling wardrobes with a matching chest of drawers.

BATHROOM 8' 11" x 6' 4" (2.72m x 1.93m)

Enclosed paneled bath with shower attachment, shower screen, low level wc, wash/hand basin, extractor fan, radiator, tiled walls, spot lights, lino flooring.

BEDROOM 3 8' 10" x 8' 1" (2.69m x 2.46m)

Double glazed window to front aspect, fitted carpet, power points, radiator, built in floor to ceiling wardrobe with matching drawer unit.

### SECOND FLOOR LANDING

Fitted carpet, power points.

BEDROOM 1 17' 4" x 13' 2" (5.28m x 4.01m)

Fitted carpet, power points, tv and telephone point, access to loft space, eaves storage space, two radiators, range of fitted built in wardrobes and cupboards with bedside cabinets, drawer unit, two double glazed windows to front aspect, double glazed skylight.

EN-SUITE SHOWER 12' 1" x 7' 6" (3.68m x 2.28m)

Double shower cubicle with over head shower and shower attachment, low level wc, wash/hand basin, radiator, spot lights, extractor fan, lino flooring, double glazed skylight to rear aspect.

### FRONT GARDEN

Own driveway and paved providing off street parking for three cars.

REAR GARDEN 40' 0" x 25' 0" (12.18m x 7.61m)

Private and West facing rear garden, patio area, lawn area, flower and shrub borders, outside water tap, pedestrian side access.



