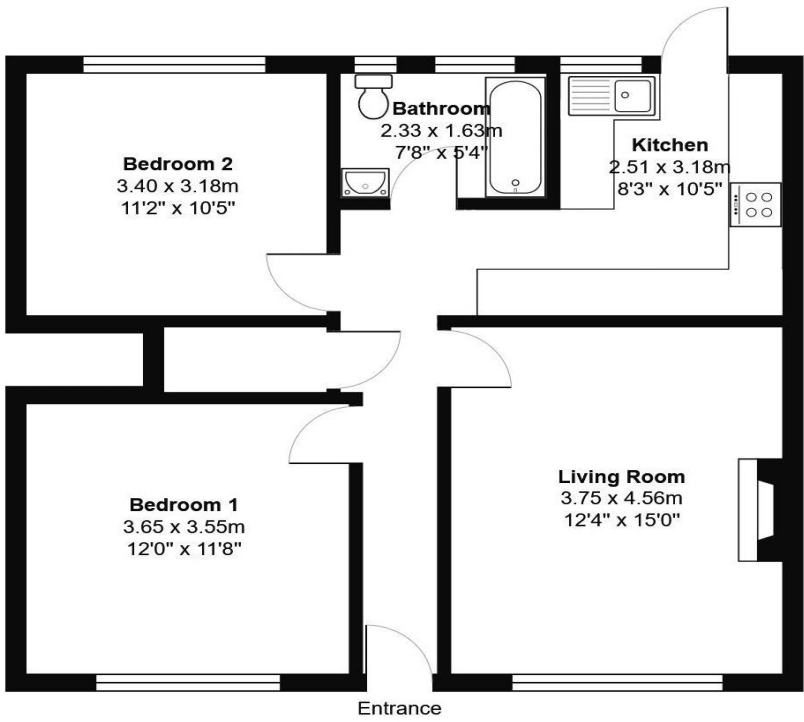




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**Ground Floor**

Total Area: 65.8 m<sup>2</sup> ... 709 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 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.



## 2 Blenheim Lodge Hadley Road

Barnet EN5 5HL

£489,995

Share of Freehold

### PROPERTY SUMMARY

Situated in this sought after residential road within easy access to highly regarded schools, local and main shopping facilities, transport connections into central London from both High Barnet and New Barnet Underground and Overground Stations. Hamilton Chase are delighted to offer for sale this stunning two double bedroom ground floor maisonette of which an internal viewing is most highly recommend. The property itself is in excellent condition and offers the following features, two double bedrooms, luxury fitted kitchen, modern bathroom, 15 ft lounge/diner, gas central heating, double glazed windows, landscaped 40 ft rear garden, own front garden, share of freehold, chain-free, an internal viewing is most highly recommended.

### ACCOMMODATION

#### FRONT DOOR

#### HALLWAY

Wood flooring, two radiators, smoke alarm, power points, walk in storage cupboard housing electric meter and fuse box and storage space.

#### LIVING ROOM 15' 0" x 12' 4" (4.57m x 3.76m)

Double glazed windows to front aspect, wood flooring, power points, tv and telephone point, coving to ceiling, spot lights, double radiator.

#### BEDROOM 1 12' 0" x 11' 8" (3.65m x 3.55m)

Double glazed windows to front aspect, wood flooring, power points, double radiator, coving to ceiling.

#### BEDROOM 2 11' 2" x 10' 5" (3.40m x 3.17m)

Double glazed windows to rear aspect over looking the garden, wood flooring, power points, tv and telephone point, coving to ceiling.



#### BATHROOM 7' 8" x 5' 4" (2.34m x 1.62m)

Frosted double glazed windows to rear aspect, enclosed paneled bath with wall mounted shower and folding shower screen, vanity unit with inset wash/hand basin, low level wc, wall mounted heated towel rail, tiled flooring, two tiled walls, spot lights.

#### KITCHEN 10' 5" x 8' 3" (3.17m x 2.51m)

Attractive range of fitted wall and base units with granite worksurfaces, inset sink with mixer tap, power points, spot lights, built in four ring electric hob with extractor hood above, built in oven and grill, tiled flooring, built in cupboard housing gas central heating boiler, double glazed windows to rear aspect and double glazed door to rear garden.

#### FRONT GARDEN

L shaped mainly laid to lawn, picket fencing, garden path leading to up to entrance of the flat.

#### REAR GARDEN 40' 10" x 20' 6" (12.44m x 6.24m)

Landscaped and well maintained rear garden, large decked area, lawn section, flower and shrub boarder, outside water tap and power point, garden shed, pedestrian rear access.





