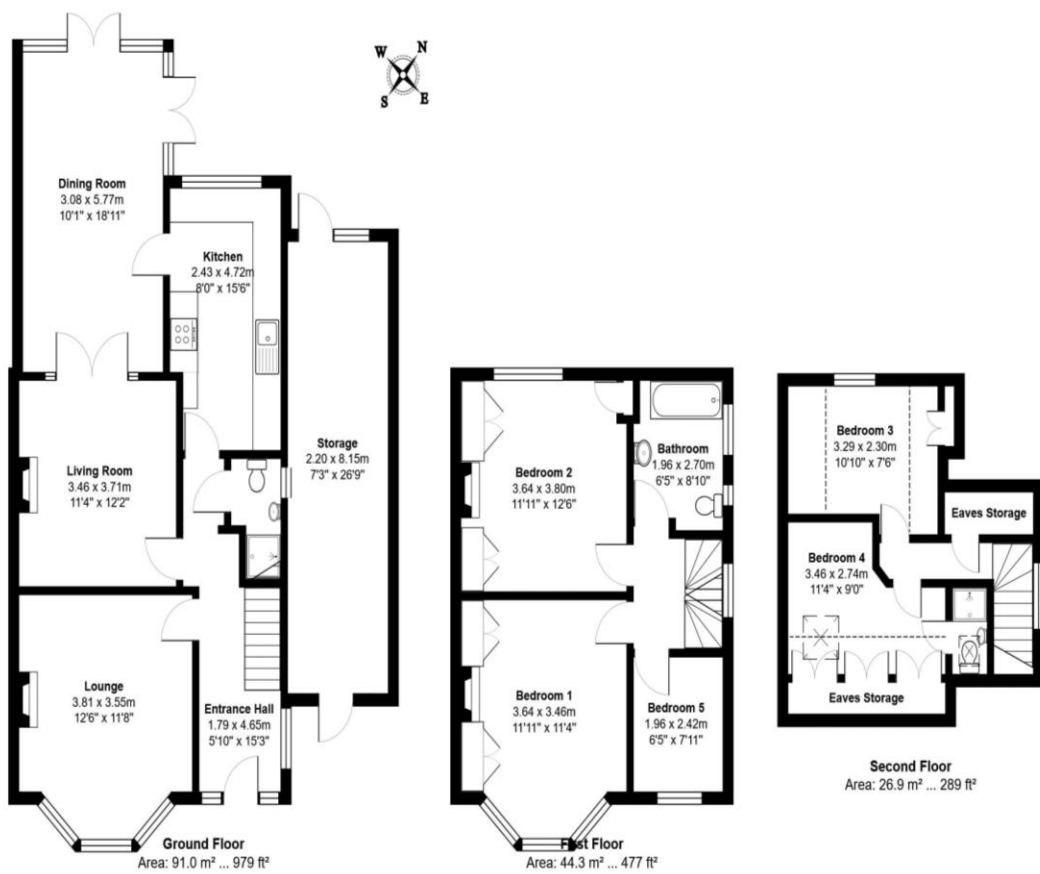




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Score	Energy rating	Current	Potential
92+	A		
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		
1-20	G		

- 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.

41 Monks Avenue

Barnet EN5 1BZ

£879,995

Freehold

PROPERTY SUMMARY

Situated in this highly sought after location within walking distance for Oakleigh Park Overground Station providing swift connections into the city and conveniently close to Whetstone High Road with its selection of cafe's, shops and restaurants as well as excellent primary and secondary schools. Hamilton Chase are delighted to offer for sale this attractive extended family property of which an internal viewing is most highly recommended. The house its self is in excellent condition and offers the scope for an extension to the side of the house subject to the local planning consent. Features include five bedrooms, two shower rooms, family bathroom, three receptions, fitted kitchen, gas central heating, double glazed windows, private 90 ft south/westerly facing rear garden, garage/storeroom, own driveway providing off street parking for two/three cars.

ACCOMMODATION

FRONT DOOR

ENTRANCE HALLWAY 15' 3" x 5' 10" (4.64m x 1.78m)

Original parquet flooring, double radiator, power points, coving to ceiling, spot lights, picture rail, telephone point, double glazed window to side aspect, two small frosted windows to front aspect, understairs storage cupboard housing electric meter and fuse box.

INNER HALLWAY

Wood flooring, double radiator, spot lights, power points.

SHOWER ROOM

Walk in shower with shower rail and curtain, wash/hand basin, low level wc, radiator, tiled flooring, double glazed window to side aspect.

LOUNGE 12' 6" x 11' 8" (3.81m x 3.55m)

Double glazed angled bay window to front aspect, original parquet flooring, power points, coving to ceiling, picture rail, double radiator, built in display shelving, built in storage cupboard. feature fireplace.

LIVING ROOM 12' 2" x 11' 4" (3.71m x 3.45m)

Wood flooring, power points, coving to ceiling, picture rail, double radiator, feature fireplace with log burner, built in display cupboards, french doors leading to Dining Room.

DINING ROOM 18' 11" x 10' 1" (5.76m x 3.07m)

Wood flooring, two double radiators, power points, double glazed windows and three sets of double glazed double doors to rear garden.

KITCHEN 15' 6" x 8' 0" (4.72m x 2.44m)

Attractive range of fitted wall and base units with granite worksurfaces, built in four ring gas hob, built in oven and grill, spot lights, built in dishwasher and washing machine, granite breakfast bar, wood flooring, inset stainless steel sink/drainage with cupboard underneath, splash back tiling to wall, double radiator, double glazed windows to rear aspect.

FIRST FLOOR LANDING

Fitted carpet, large double glazed window to side aspect.



BATHROOM 8' 10" x 6' 5" (2.69m x 1.95m)

Enclosed paneled bath with shower and shower screen, low level wc, vanity unit with inset wash/hand basin, tiled walls, heated towel rail, two frosted double glazed windows to side aspect.

BEDROOM 1 11' 11" x 11' 4" (3.63m x 3.45m)

Double glazed angled bay window to front aspect, fitted carpet, spot lights, radiator, power points, tv and telephone point, two sets of built in wardrobes.

BEDROOM 2 12' 6" x 11' 11" (3.81m x 3.63m)

Double glazed window to rear aspect, wood flooring, power points, picture rail, spot lights, two sets of built in wardrobes, built in storage cupboard.

BEDROOM 5 7' 11" x 6' 5" (2.41m x 1.95m)

Double glazed window to front aspect, wood flooring, power points, telephone point, picture rail, radiator.

SECOND FLOOR LANDING

Power points, double glazed window to side aspect, built in storage cupboard.

BEDROOM 4 11' 4" x 9' 0" (3.45m x 2.74m)

Fitted carpet, storage eves cupboards, double radiator, power points, double glazed skylight to front aspect.

EN-SUITE SHOWER

Shower cubicle with folding door, wash/hand basin, low level wc, heated towel rail, double glazed skylight to front aspect.

BEDROOM 3 10' 10" x 7' 6" (3.30m x 2.28m)

Double glazed window to rear aspect, wood flooring, power points, radiator, eves storage cupboards.

GARAGE/STORE ROOM 26' 9" x 7' 3" (8.15m x 2.21m)

with door to front and rear aspect, paved flooring, wall mounted gas central heating boiler and mega flow system, power points and light, sink with cupboard underneath, water tap.

FRONT GARDEN

Own driveway providing off street parking for two/three cars.





