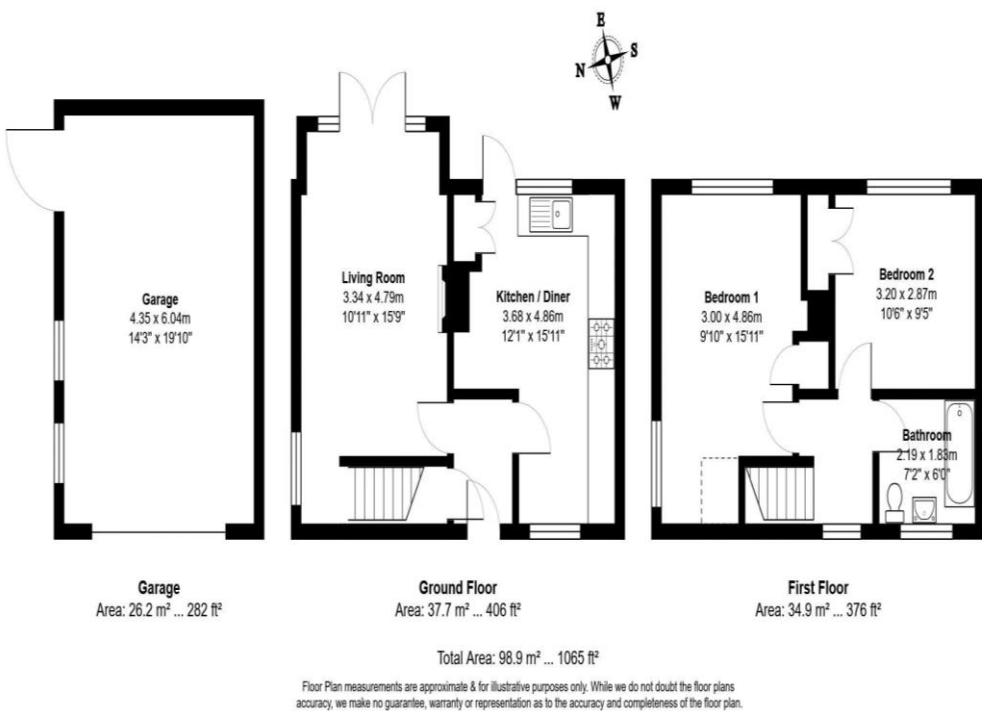




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

- 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.
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**15 St. Stephens Road**

Barnet EN5 2TA

**£499,995**

**Freehold**

### PROPERTY SUMMARY

Situated in this quiet cul de sac turning just off of Bells Hill Hamilton Chase are offering for sale this rare opportunity to purchase this well maintained two double bedroom terraced house built on a double plot with rear vehicle access into the rear garden offering the potential for development subject to the usual planning consents. The house itself has been maintained in good order and offers the following features, two double bedrooms, kitchen/diner, 15 ft living room, first floor modern bathroom, gas central heating, double glazed windows, 75 ft x 55 ft beautifully maintained rear garden, garage with rear vehicle access, chain-free, viewing highly recommended.

### ACCOMMODATION

#### FRONT DOOR

Part glazed front door.

#### HALLWAY

Wood flooring, radiator, power points, understairs storage cupboard with storage space and housing electric fuse box.

#### LIVING ROOM 15' 9" x 10' 11" (4.80m x 3.32m)

Wood flooring, power points, three radiators, tv and telephone point, double glazed window to side aspect, double glazed windows to rear aspect and double glazed double doors to rear garden.

#### KITCHEN/DINER 15' 11" x 12' 1" (4.85m x 3.68m)

Range of fitted wall and base units with ample worksurfaces, inset one and half bowl sink/drain with cupboards underneath, power points, splash back tiling to walls, built in five ring gas hob with extractor hood above, built in electric oven and grill, wall mounted gas central heating boiler, dishwasher, radiator, built in storage cupboard, wood flooring, spot lights, double glazed windows to front and rear aspect, double glazed door to rear garden.

#### FIRST FLOOR LANDING

Fitted carpet, radiator, power points, double glazed window to front aspect, access to loft space which is insulated and boarded.



#### BEDROOM 1 15' 11" x 9' 10" (4.85m x 2.99m)

Double glazed window to rear aspect over looking the rear garden, fitted carpet, power points, radiator, built in cupboard housing hot water cylinder.

#### BEDROOM 2 10' 6" x 9' 5" (3.20m x 2.87m)

Double glazed window to rear aspect overlooking the rear garden, built in double wardrobe, fitted carpet, power points, radiator.

#### BATHROOM 7' 2" x 6' 0" (2.18m x 1.83m)

Enclosed paneled bath with wall mounted shower attachment, shower rail and curtain, low level wc, wash/hand basin, lino flooring, heated towel rail, spot lights, part tiled walls, double glazed window to front aspect.

#### GARAGE 19' 10" x 14' 3" (6.04m x 4.34m)

Located in the rear garden with concrete driveway access from a service road at the rear of the property, power and light, pull down door.

#### FRONT GARDEN

paved with a garden pathway.

#### REAR GARDEN 75' 0" x 55' 0" (22.84m x 16.75m)

Private and secluded beautifully maintained rear garden with pedestrian and vehicle rear access, lawn areas, flower and shrub borders, garden shed, outside water tap, concrete storage cupboard.

