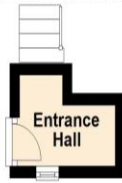




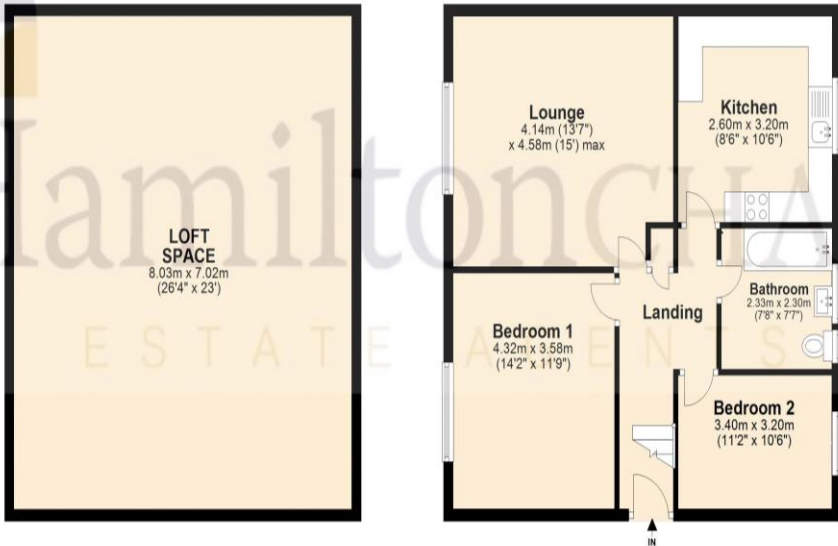
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Ground Floor
 Approx. 2.4 sq. metres (26.3 sq. feet)



First Floor
 Approx. 121.3 sq. metres (1306.0 sq. feet)



Total area: approx. 123.8 sq. metres (1332.3 sq. feet)

All floorplans are provided for illustrative purposes only. While every effort has been made to ensure the accuracy of floorplan layouts, measurements, and features, they are approximate and subject to change without notice. Actual square footage, dimensions, and layouts may vary from those shown. No responsibility is assumed for any errors, omissions, or misstatements. Buyers or tenants should verify all information independently and should not rely solely on the floorplan when making decisions. Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 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.

20 Victoria Close

Barnet EN4 9NY

£379,995

Share of Freehold

PROPERTY SUMMARY

Situated in this quiet cul sac turning just off of Victoria Road and within easy access to New Barnet Overground Station and local shopping facilities Hamilton Chase are delighted to offer for sale this rarely available two double bedroom first floor maisonette with scope to extend into the loft space therefore creating a further bedroom subject to the normal planning consents. The property itself is being offered chain-free and has the following features, two double bedrooms, 15 ft lounge, fitted kitchen, double glazed windows, gas central heating, bathroom, own 40 ft rear garden, share of freehold, chain-free.

ACCOMMODATION

FRONT DOOR

Part glazed front door.

ENTRANCE HALL

Wood flooring, radiator, double glazed window to side aspect, staircase to Hallway.

HALLWAY

Laminated wood flooring, wall mounted entry phone, telephone point, built in storage cupboard, radiator, coving to ceiling, picture rail.

LOUNGE 15' 0" x 13' 7" (4.57m x 4.14m)

Double glazed windows to front aspect, laminated wood flooring, power points, coving to ceiling, tv and telephone point, radiator, serving hatch to kitchen.

KITCHEN 10' 6" x 8' 6" (3.20m x 2.59m)

Fitted wall and base units with worksurfaces, four ring gas cooker with electric oven, inset stainless steel sink/drainer with cupboard underneath, power points, splash back tiling to walls, wood flooring, wall mounted gas central heating boiler, washing machine, coving to ceiling, double glazed windows to rear aspect.



BATHROOM

Enclosed paneled bath with shower attachment, wash/hand basin, low level wc, shower cubicle, spot lights, radiator, laminated wood flooring, two double glazed windows to rear aspect.

BEDROOM 1 14' 2" x 11' 9" (4.31m x 3.58m)

Double glazed windows to front aspect, fitted carpet, power points, radiator, coving to ceiling, free standing wardrobe.

BEDROOM 2 10' 6" x 8' 6" (3.20m x 2.59m)

Double glazed windows to rear aspect, laminated wood flooring, power points, coving to ceiling, picture rail, radiator, internal door with staircase to Loft room.

LOFT ROOM 26' 4" x 23' 0" (8.02m x 7.01m)

Power and light, boarded.

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

Two decked areas, lawn area, garden pathway, brick built storage shed.



