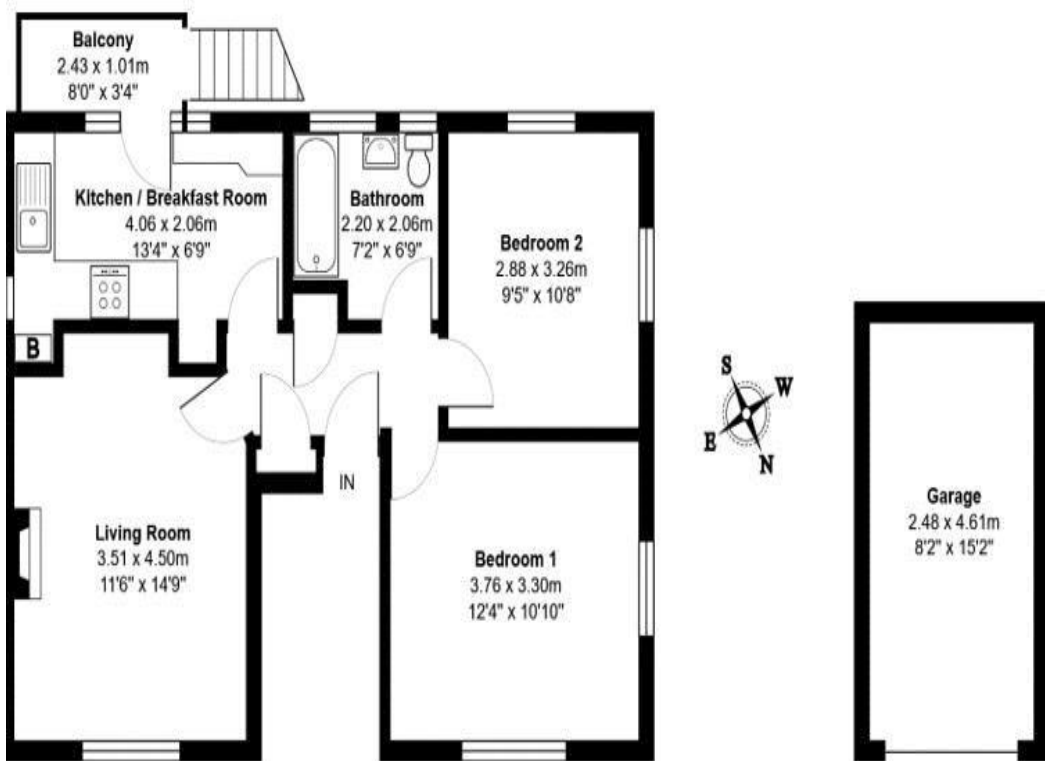




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

- 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.
- 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.

**4 The Croft**  
Barnet EN5 2TL

**£445,000**

**Leasehold**

### PROPERTY SUMMARY

Situated in this highly sought after residential turning within close proximity to The Spires Shopping Center as well as outstanding Schools with High Barnet Underground within easy access. Hamilton Chase are delighted to offer for sale this attractive first floor maisonette forming part of this character detached double fronted property. The property itself offers just over 620 square feet of living accommodation and has been maintained to a high standard by its current owners. Features include two double bedrooms, living room, fitted kitchen/breakfast room, modern bathroom, gas central heating, double glazed windows, own front garden, direct access to the rear garden, garage with own driveway, an internal viewing is most highly recommended.

### ACCOMMODATION

#### COMMUNAL ENTRANCE

With a ring door bell, staircase leading to Hallway area, fitted carpet, double glazed window to front aspect.

#### FRONT DOOR

Part glazed front door.

#### HALLWAY

Wood flooring, picture rail, power point, two built in storage cupboards, access to boarded loft space via a loft ladder.

#### LIVING ROOM 14' 9" x 11' 6" (4.49m x 3.50m)

Double glazed window to front aspect, wood flooring, power points, tv and telephone point, coving to ceiling, double radiator, feature fireplace.

#### KITCHEN 13' 4" x 6' 9" (4.06m x 2.06m)

Attractive range of fitted wall and base units with solid wood worksurfaces, built in four ring gas hob with extractor hood above, power points, built in oven and grill, splash back tiling, spot lights, wall mounted gas central heating boiler, built in dishwasher, washing machine, solid wood breakfast bar, inset one and half bowl sink/drainers with cupboards underneath, two double glazed windows to rear aspect and a double glazed window to side aspect, double glazed door to a wrought iron balcony with staircase leading to rear garden.



#### BEDROOM 1 12' 4" x 10' 10" (3.76m x 3.30m)

Dual aspect double glazed windows to front and side aspect, fitted carpet, power points, double radiator, spot lights, fitted wardrobes with mirror fronted doors.

#### BEDROOM 2 10' 8" x 9' 5" (3.25m x 2.87m)

Dual aspect double glazed windows to rear and side aspect, fitted carpet, power points, double radiator, spot lights.

#### BATHROOM 7' 2" x 6' 9" (2.18m x 2.06m)

Enclosed paneled bath with over head shower and shower attachment, shower screen, wash/hand basin with cupboard underneath, low level wc, half tiled walls, heated towel rail and radiator, extractor fan, spot lights, two built in cupboards, frosted double glazed windows to rear aspect.

#### FRONT GARDEN

Laid to lawn with access into rear garden.

#### REAR GARDEN 48' 0" x 25' 0" (14.62m x 7.61m)

L shaped, outside water tap, lawn area, flower and shrub borders, large patio area, pedestrian front access.

#### GARAGE 15' 2" x 8' 2" (4.62m x 2.49m)

With an up and over door, own driveway providing off street parking for one car.

