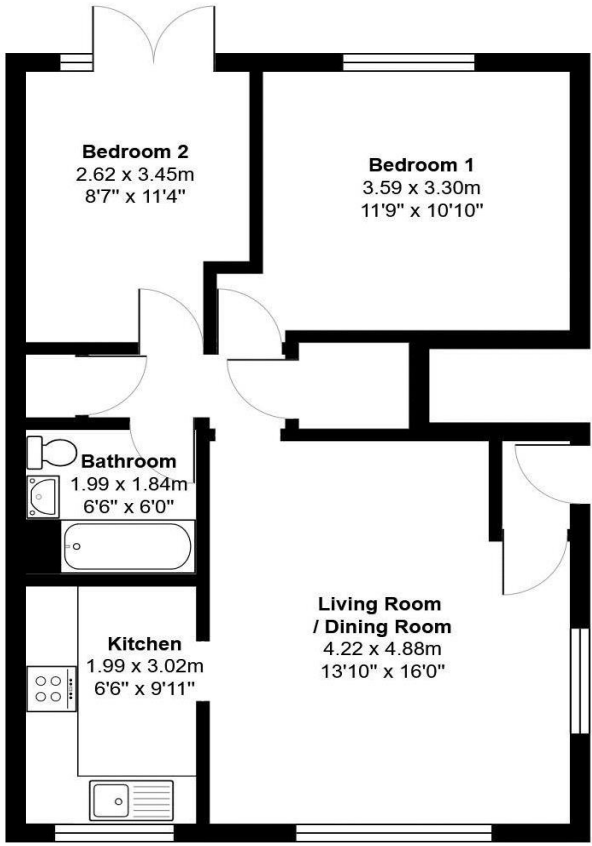




Hamilton Chase Estates Limited, 141 High Street, Barnet, Hertfordshire EN5 5UZ  
t: 020 8441 1123 f: 020 8441 2012 w: hamiltonchase.co.uk e: info@hamiltonchase.co.uk

hamiltonchase.co.uk

020 8441 1123



**Ground Floor**  
Area: 58.4 m<sup>2</sup> ... 629 ft<sup>2</sup>



**Garage**  
Area: 11.8 m<sup>2</sup> ... 127 ft<sup>2</sup>

Total Area: 70.2 m<sup>2</sup> ... 755 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             | 70 C    | 76 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.

62 Sebright Road

Barnet EN5 4HN

£460,000

Leasehold

PROPERTY SUMMARY

Situated in this highly sought after location for both Foulds and Christchurch Schools as well as easy access for The Spires shopping facilities and High Barnet Underground Station. Hamilton Chase are delighted to offer for sale this most attractive and well maintained ground floor maisonette with direct access to a beautifully maintained rear garden. Features include two double bedrooms, 16 ft living room/dining room, fitted kitchen, gas central heating, double glazed windows, own rear garden, garage with a parking space, an internal viewing viewing is most highly recommended.

ACCOMMODATION

FRONT DOOR

LOBBY AREA  
Fitted carpet.

LIVING ROOM/DINING ROOM 16' 0" x 13' 10" (4.87m x 4.21m)  
Double glazed window to side aspect, fitted carpet, power points, coving to ceiling, tv and telephone point, two radiators, double glazed windows to front aspect.

KITCHEN 9' 11" x 6' 6" (3.02m x 1.98m)  
Attractive range of fitted wall and base units with worksurfaces, under cabinet lighting, splash back tiling to walls, inset one and half bowl sink/drainер with cupboards underneath, cupboard housing gas central heating boiler, power points, plumbing for washing machine, built in four ring induction hob with extractor hood above, built in electric oven, cupboard housing electric meter, tiled flooring, double glazed window to front aspect.

INNER HALLWAY  
Fitted carpet, coving to ceiling, radiator, two built in storage cupboards.



BEDROOM 1 11' 9" x 10' 10" (3.58m x 3.30m)  
Double glazed window to rear aspect over looking the rear garden, fitted carpet, power points, tv and telephone point, fitted double wardrobes with sliding doors, radiator.

BEDROOM 2 11' 4" x 8' 7" (3.45m x 2.61m)  
Fitted carpet, radiator, power points, double glazed window to rear aspect and double glazed double doors to rear garden,

BATHROOM 6' 6" x 6' 0" (1.98m x 1.83m)  
Enclosed paneled bath with shower and shower screen, low level wc, wash/hand basin, part tiled walls, tiled flooring, extractor fan.

REAR GARDEN 35' 0" x 20' 0" (10.66m x 6.09m)  
Beautifully maintained private rear garden, raised patio area with steps leading to the lawn area, flower and shrub boarders, garden shed, decked area, gate to side access.

GARAGE 16' 0" x 7' 11" (4.87m x 2.41m)  
With up and over door, parking space in front of the garage.



