



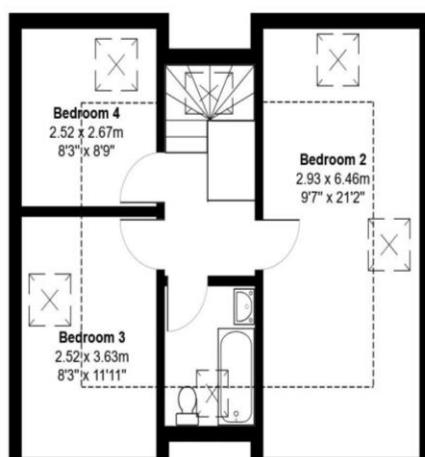
HamiltonCHASE



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Ground Floor
Area: 83.1 m² ... 894 ft²

First Floor
Area: 46.2 m² ... 497 ft²

Total Area: 129.3 m² ... 1391 ft²
All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1. 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.
2. 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.
3. 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.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. 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.

PROPERTY SUMMARY

Rarely available and 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 Station within easy access. Hamilton Chase are delighted to offer for sale this most attractive detached bungalow offering 1399 sq ft of living space of which an internal viewing is most highly recommended. The property was built in 2008 and is arranged over two floors and offers the following features, four bedrooms, living room and a separate dining room, fitted kitchen/breakfast room, cloakroom, utility room, en-suite shower to master bedroom and a family bathroom, gas central heating, double glazed windows, private rear garden, gated own driveway providing parking for four cars, chain-free, an internal viewing is most highly recommended.

**ACCOMMODATION****FRONT DOOR****ENTRANCE PORCH 5' 6" x 4' 11" (1.68m x 1.50m)**

Wood flooring, radiator, coving to ceiling, power points, built in floor to ceiling double storage cupboard, glass paneled doors to Entrance hallway.

ENTRANCE HALLWAY 10' 9" x 9' 2" (3.27m x 2.79m)

Wood flooring, power points, coving to ceiling, radiator.

CLOAKROOM

Low level wc, wash/hand basin, lino flooring, extractor fan.

LIVING ROOM 16' 4" x 12' 11" (4.97m x 3.93m)

Fitted carpet, power points, coving to ceiling, double radiator, feature place, tv and telephone point, double glazing sliding doors to rear garden.

DINING ROOM 12' 11" x 10' 10" (3.93m x 3.30m)

Double glazed sash windows to front aspect, fitted carpet, double radiator, coving to ceiling, power points, tv and telephone point.

KITCHEN/BREAKFAST ROOM 11' 6" x 11' 5" (3.50m x 3.48m)

Attractive range of fitted wall and base units with rolled top worksurfaces, inset one and half bowl sink/drainer with cupboards underneath, built in dishwasher, built in four ring gas hob with extractor hood above, power points, splash back tiling to walls, double radiator, built in fridge/freezer, spot lights, double glazed windows to rear aspect, archway leading to Utility room.

UTILITY ROOM 5' 6" x 5' 1" (1.68m x 1.55m)

Built in base unit with inset sink/drainer with cupboards underneath, plumbing for washing machine, splash back tiling to wall, power points, wall mounted gas central heating boiler, lino flooring, extractor fan, built in storage cupboard housing electric fuse board, double glazed door to rear garden.

BEDROOM 1 12' 10" x 11' 6" (3.91m x 3.50m)

Double glazed sash windows to front aspect, fitted carpet, double radiator, power points, tv and telephone point, coving to ceiling, attractive range of built in floor to ceiling wardrobes with matching drawer units,

EN-SUITE 6' 4" x 5' 6" (1.93m x 1.68m)

Corner shower cubicle with wall mounted shower, low level wc, vanity unit with inset wash/hand basin, tiled flooring with underfloor heating, spot lights, heated towel rail, double glazed sash window to side aspect.

FIRST FLOOR LANDING

Staircase leading to First floor landing, double glazed skylight to rear aspect, built in storage cupboard, fitted carpet.

BEDROOM 2 21' 2" x 9' 7" (6.45m x 2.92m)

Two doubled glazed skylights to side and rear aspect, fitted carpet, power points, radiator, tv and telephone point, eaves storage space.

BEDROOM 3 11' 11" x 8' 3" (3.63m x 2.51m)

Double glazed skylight to side aspect, fitted carpet, eaves storage space, power points, spot lights, radiator, tv and telephone point.

BEDROOM 4 8' 9" x 8' 3" (2.66m x 2.51m)

Double glazed skylight to rear aspect, fitted carpet, power points, radiator, tv and telephone point.

BATHROOM

Panelled bath with wall mounted shower attachment, shower rail and curtain, wash/hand basin, low level wc, half tiled walls, lino flooring, heated towel rail, double glazed skylight to rear aspect.

REAR GARDEN 36' 0" x 20' 0" (10.96m x 6.09m)

All paved, outside water tap, summer house with power and light, pedestrian side access.

FRONT GARDEN

All Paved with driveway leading up to the property providing gated off street parking for four cars.





