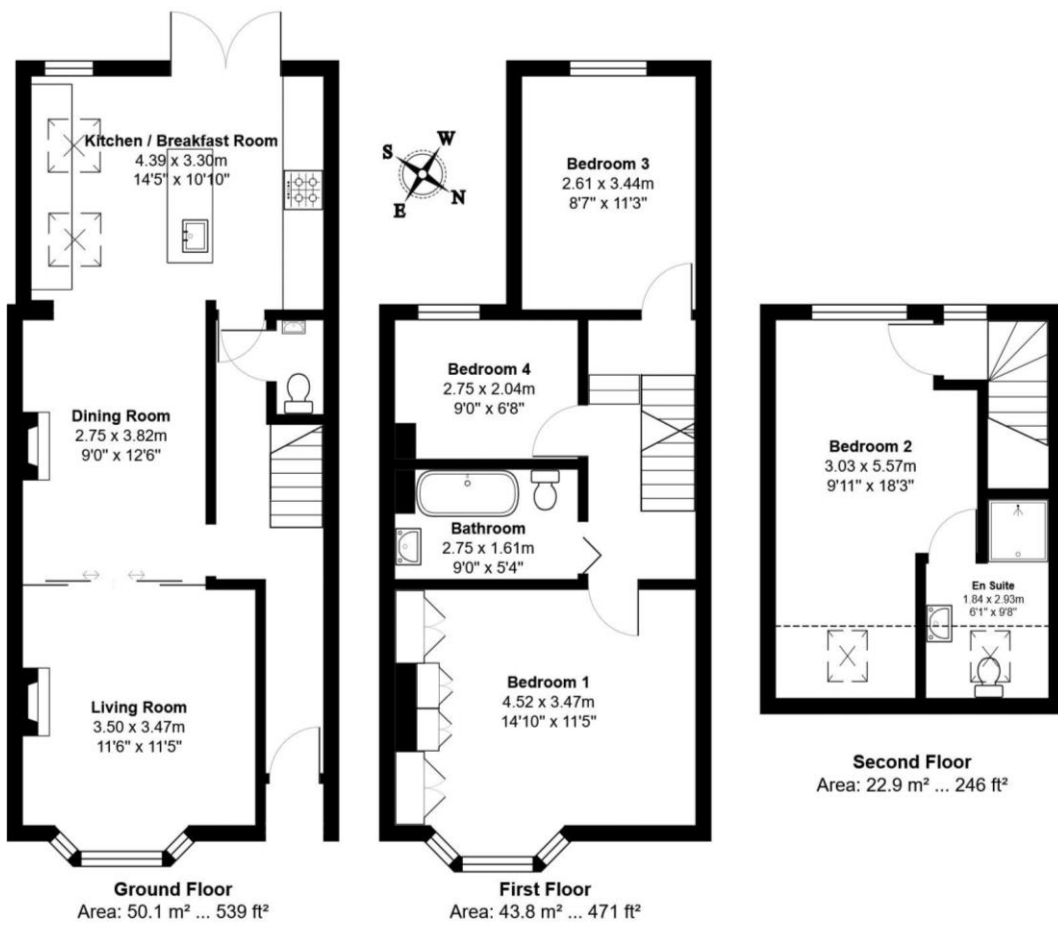




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Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	47 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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5 Falkland Road

Barnet EN5 4LG

£799,995

Freehold

PROPERTY SUMMARY

Situated in this highly sought after residential turning with close proximity to The Spires Shopping Center and outstanding schools such as Foulds and Christchurch as well as High Barnet Underground Station . Hamilton Chase are delighted to offer for sale this character mid-terraced family house arranged over three floors offering just over 1350 sq ft of living space. The property itself has been maintained in good order by its current owner and benefits from the following features, four bedrooms, living room with a separate dining room, kitchen/breakfast room, cloakroom, family bathroom and a en-suite shower to the master bedroom, gas central heating, double glazed windows, 35 ft south/westerly facing rear garden with pedestrian rear access, an internal viewing is most highly recommended.

ACCOMMODATION

FRONT DOOR

HALLWAY

Stripped floor boards, power points, radiator, coving to ceiling, understairs storage cupboard.

CLOAKROOM

low level wc, wash/hand basin with a cupboard underneath, extractor fan, tiled flooring.

LIVING ROOM 11' 6" x 11' 5" (3.50m x 3.48m)

Double glazed angled bay window to front aspect with sash window and window shutters, stripped floor boards, power points, coving to ceiling, double radiator, tv and telephone point, feature fireplace, glass paneled doors to Dining room.

DINING ROOM 12' 6" x 9' 0" (3.81m x 2.74m)

stripped floor boards, power points, coving to ceiling, open plan to Kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 14' 5" x 10' 10" (4.39m x 3.30m)

Attractive range of fitted wall and base units with solid wood worksurfaces, power points, center island with inset sink with mixer tap and cupboards underneath, single range four ring gas cooker with extractor hood above, built in dishwasher, fridge/freezer, washing machine, spot lights, tiled flooring, two double glazed sky lights, double glazed window to rear aspect, double glazed double doors to rear garden.

FIRST FLOOR LANDING

First floor split level landing, fitted carpet, power points.



BEDROOM 1 14' 10" x 11' 5" (4.52m x 3.48m)

Double glazed angled bay window to front aspect with sash window, fitted carpet, power points, tv and telephone point, double radiator, two sets of floor to ceiling built in wardrobes.

BEDROOM 3 11' 3" x 8' 7" (3.43m x 2.61m)

Double glazed window to rear aspect, fitted carpet, power points, tv and telephone point, radiator, access to small loft space.

BEDROOM 4 9' 8" x 6' 8" (2.94m x 2.03m)

double glazed window to rear aspect, fitted carpet, power points, radiator.

FAMILY BATHROOM 9' 0" x 5' 4" (2.74m x 1.62m)

Enclosed paneled bath, with wall mounted shower, shower screen, extractor fan, tiled walls and flooring, spot lights, heated towel rail, low level wc, wash/hand basin.

SECOND FLOOR LANDING

Fitted carpet, double glazed window to rear aspect.

BEDROOM 2 18' 3" x 9' 11" (5.56m x 3.02m)

Double glazed windows to rear aspect, spot lights, wood flooring, power points, radiator, tv and telephone point, double glazed sky light to front aspect.

EN-SUITE 9' 8" x 6' 1" (2.94m x 1.85m)

Shower cubicle, low level wc, wash/hand basin with cupboards underneath, heated towel rail, tiled flooring and walls, spot lights, extractor fan, double glazed sky light to front aspect.

REAR GARDEN 35' 0" x 18' 0" (10.66m x 5.48m)

well maintained rear garden, lawn area, patio area, outside water tap, flower and shrub borders, pedestrian rear access, garden shed and greenhouse.





