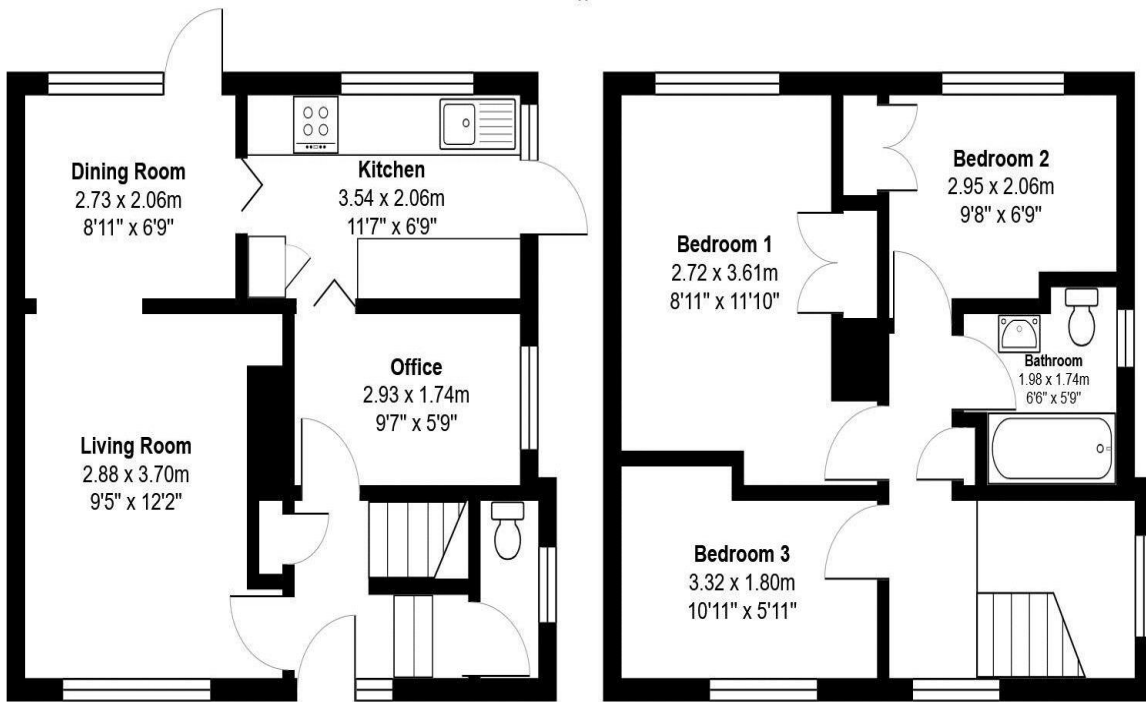




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Ground Floor
 Area: 38.5 m² ... 415 ft²

First Floor
 Area: 38.5 m² ... 415 ft²

Total Area: 77.0 m² ... 829 ft²

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		76 C
55-68	D	62 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.

27 Mayhill Road
Barnet EN5 2NZ

£569,995

Freehold

PROPERTY SUMMARY

Situated in this quiet cul de sac residential turning adjacent to open Greenbelt countryside Hamilton Chase are delighted to offer for sale this well maintained three bedroom semi-detached house which has been owned by the same family for over 40 years. The property itself is being offered chain-free and has the following features, three bedrooms, living room, dining room, office, 11 ft kitchen, cloakroom, gas central heating, double glazed windows, east facing beautifully maintained front and rear gardens, an internal viewing is most highly recommended.

ACCOMMODATION

FRONT DOOR

Double glazed front door.

HALLWAY

Fitted carpet, built in floor to ceiling cupboard housing, fuse box and storage space, understairs storage cupboard, radiator, steps leading down to Cloakroom.

CLOAKROOM

Low level wc, tiled walls, lino flooring, double glazed frosted window to side aspect.

LIVING ROOM 12' 2" x 9' 5" (3.71m x 2.87m)

Large double glazed window to front aspect, wood flooring, power points, tv and telephone point, coving to ceiling, feature fireplace with flame effect fire, radiator, archway leading to Dining Room.

DINING ROOM 8' 11" x 6' 9" (2.72m x 2.06m)

Wood flooring, power points, radiator, coving to ceiling, double glazed window to rear aspect overlooking the rear garden, double glazed door.

OFFICE 9' 7" x 5' 9" (2.92m x 1.75m)

Double glazed window to side aspect, wood flooring, power points, radiator.

KITCHEN 11' 7" x 6' 9" (3.53m x 2.06m)

Range of fitted wall and base units with worksurfaces, inset stainless steel sink/drainage with mixer tap and cupboards underneath, washing machine, four ring gas cooker with electric oven and grill and extractor hood above, power points, spot lights, built in cupboard housing hot water cylinder, wall mounted gas central heating boiler, splash back tiling to wall, double glazed windows to rear and side aspect, double glazed door to rear garden.



FIRST FLOOR LANDING

Fitted carpet, built in cupboard, double glazed windows to front and side aspect, power point.

BEDROOM 1 11' 10" x 8' 11" (3.60m x 2.72m)

Double glazed window to rear aspect, fitted carpet, power points, radiator, built in double wardrobe.

BEDROOM 2 9' 8" x 6' 9" (2.94m x 2.06m)

Double glazed window to rear aspect, wood flooring, power points, radiator, built in double wardrobe.

BEDROOM 3 10' 11" x 5' 11" (3.32m x 1.80m)

Double glazed window to front aspect, fitted carpet, radiator, power points.

BATHROOM

Enclosed paneled with a wall mounted electric shower, shower screen, low level wc, wash/hand basin, radiator, part tiled walls, spot lights, access to loft space, double glazed window to side aspect.

FRONT GARDEN

Beautifully maintained, lawn area, garden pathway, flower and shrub borders, pedestrian side access.

REAR GARDEN 45' 0" x 25' 0" (13.71m x 7.61m)

Beautifully maintained, patio area, flower and shrub borders, outside water tap, brick built storage shed.



