



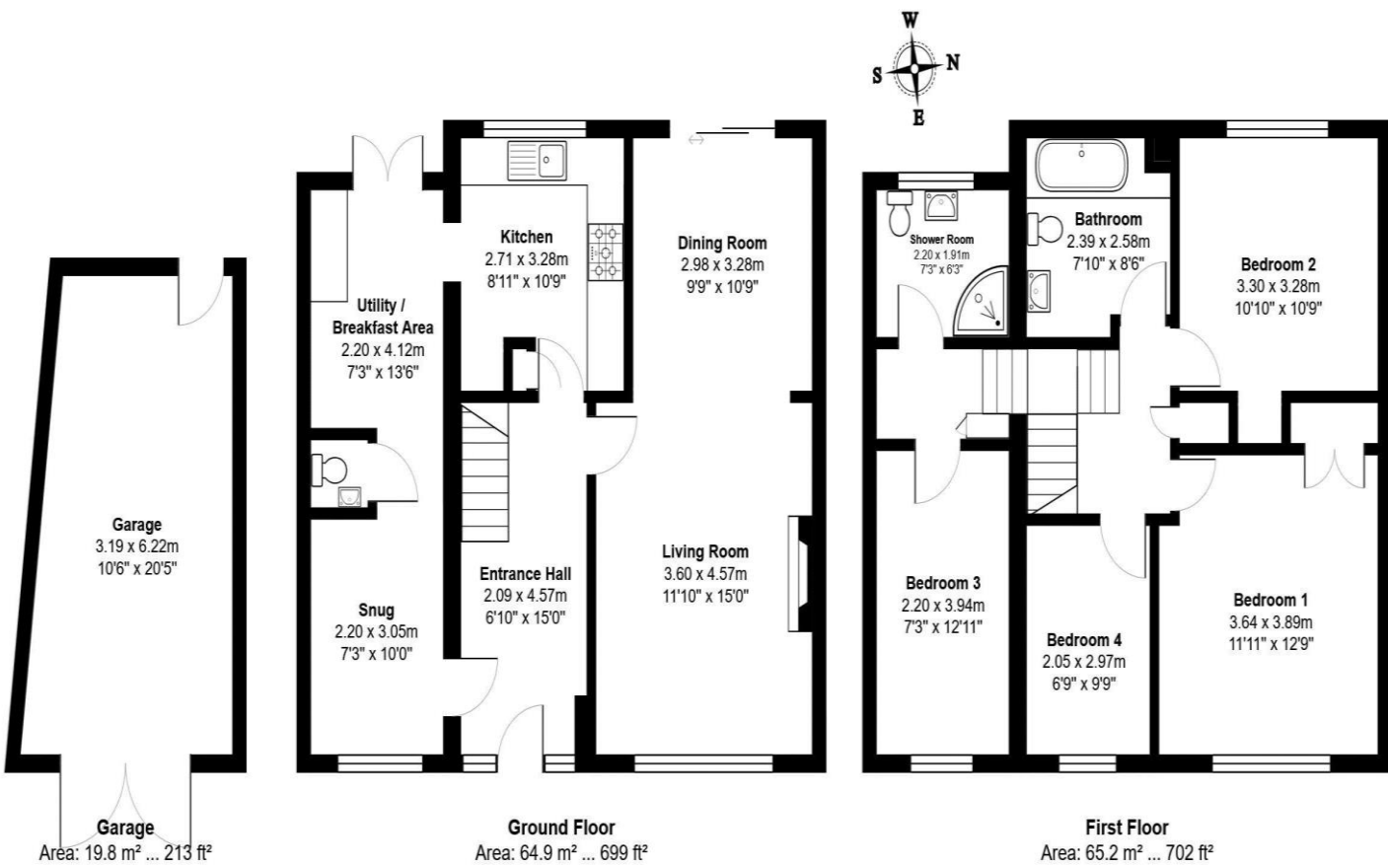
# HamiltonCHASE



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Total Area: 149.9 m<sup>2</sup> ... 1614 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.

- 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.

# 41 East View

Barnet EN5 5TW

£1,050,000

Freehold

## PROPERTY SUMMARY

Hamilton Chase are delighted to bring to the market this most attractive and well maintained four bedroom semi-detached family property situated in this highly sought after cul-de-sac turning. The property enjoys a quiet setting and is in easy access for the High Street and its shopping facilities, High Barnet Underground Station, Open Playing Fields as well as excellent Schools. Features of the property include, four bedrooms, family bathroom and a separate shower room, fitted kitchen, snug room, utility/breakfast room, cloakroom, gas central heating, double glazed windows, 80 ft mature and beautifully maintained private rear garden, garage own driveway, off street parking for three cars, an internal viewing is most highly recommended.

## ACCOMMODATION

### FRONT DOOR

### ENTRANCE HALLWAY 15' 0" x 6' 10" (4.57m x 2.08m)

Wood flooring, radiator, spotlights, understairs storage cupboard housing electric fuse box, two double glazed windows to front aspect.

### LIVING ROOM 15' 0" x 11' 10" (4.57m x 3.60m)

Double glazed window to front aspect, laminate flooring, power points, tv and telephone point, coving to ceiling, open plan to Dining area.

### DINING ROOM 10' 9" x 9' 9" (3.27m x 2.97m)

Laminate flooring, power points, radiator, double glazed sliding doors to rear garden.

### SNUG ROOM 10' 0" x 7' 3" (3.05m x 2.21m)

Double glazed window to front aspect, radiator, wood flooring, power points, spot lights.

### CLOAKROOM

Low level wc, extractor fan, wash/hand basin, wood flooring, spot light.

### UTILITY/BREAKFAST AREA 13' 6" x 7' 3" (4.11m x 2.21m)

Wood flooring, power points, radiator, spot lights, fitted base unit with cupboards above, plumbing for washing machine and tumble dryer, double glazed doors to rear garden.

### KITCHEN 10' 9" x 8' 11" (3.27m x 2.72m)

Attractive range of fitted wall and base units with rolled top worksurfaces, range cooker with extractor hood above, spot lights, wood flooring, radiator, dishwasher, power points, splash back tiling to walls, inset one and half bowl sink/drainage with cupboards underneath, cupboard housing gas central heating boiler, double glazed window to rear aspect over looking the rear garden.

### FIRST FLOOR LANDING

Split level first floor landing, fitted carpet, built in storage cupboard, radiator, power points, access to insulated and part boarded loft space via loft ladder, second loft space, double glazed window to side aspect.



### BEDROOM 1 12' 9" x 11' 11" (3.88m x 3.63m)

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

### BEDROOM 2 10' 10" x 10' 9" (3.30m x 3.27m)

Double glazed window to rear aspect over looking the rear garden, fitted carpet, power points, radiator.

### BEDROOM 3 12' 11" x 7' 3" (3.93m x 2.21m)

Double glazed window to front aspect, laminate flooring, radiator, power points, spot lights.

### BEDROOM 4 9' 9" x 6' 9" (2.97m x 2.06m)

Double glazed window to front aspect, laminate flooring, radiator, power points, telephone point.

### FAMILY BATHROOM 8' 6" x 7' 10" (2.59m x 2.39m)

Bath with mixer tap, low level wc, wash/hand basin with pull out drawers below, spot lights, extractor fan, tiled flooring, heated towel rail, double glazed window to rear aspect.

### SHOWER ROOM 7' 3" x 6' 3" (2.21m x 1.90m)

Double shower cubicle, wash/hand basin with cupboards underneath, low level wc, heated towel rail, spot lights, extractor fan, double glazed window to rear aspect.

### GARAGE 20' 5" x 10' 6" (6.22m x 3.20m)

Access via own driveway, power and light, door to rear garden.

### FRONT GARDEN

Beautifully maintained, flower and shrub borders, pedestrian side access, flower and shrub borders.

### REAR GARDEN 80' 0" x 40' 0" (24.37m x 12.18m)

Beautifully maintained and private south/westerly facing rear garden, garden hedges, flower and shrub borders, large patio area with steps leading up to a raised lawn area, outside water tap and power point, palm trees.







