



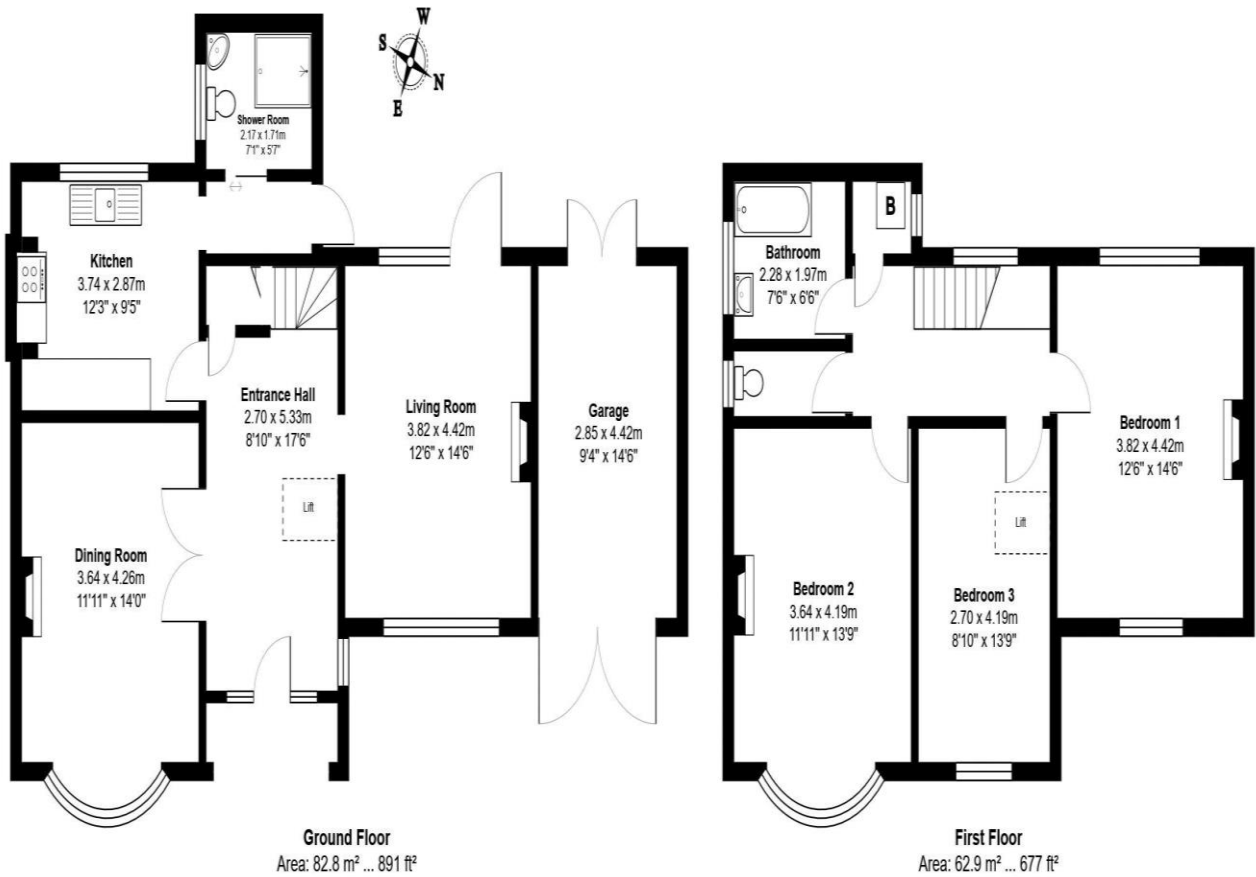
HamiltonCHASE



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 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.

28 Galley Lane

Barnet EN5 4AJ

£1,100,000

Freehold

PROPERTY SUMMARY

Rarely available and situated on one of the areas premier roads in Arkley and on the fringe of Greenbelt countryside, Hamilton Chase are delighted to bring to the market this detached family property owned by the same family for over 50 years on a generous plot which offers an excellent opportunity to extend both on the ground floor and into the roof space subject to the usual planning consents. Barnet is renowned for its excellent schooling both state and private and High Barnet Underground Station is within easy access with the M25 ,A1 and M1 motorways are also accessible. The property itself requires modernisation throughout and has 1568 sq ft of living space. Features include three double bedrooms, separate living room and dining room, kitchen, ground floor shower room/ utility room, first floor bathroom with a separate wc, 54 ft front garden, garage own driveway proving off street parking for seven cars, 135 ft south/ westerly facing mature rear garden, chain-free, viewing most highly recommended.

ACCOMMODATION

FRONT DOOR

Double glazed front door.

ENTRANCE HALL 17' 6" x 8' 10" (5.33m x 2.69m)

Wood flooring, double glazed windows to front and side aspect, power point, radiator, coving to ceiling, telephone point, under stairs storage cupboard with storage space, second storage cupboard housing gas and electric meters, mobility lift leading up to the first floor.

DINING ROOM 14' 0" x 11' 11" (4.26m x 3.63m)

Double glazed bay window to front aspect, wood flooring, power points, two radiators, tv and telephone point, yorkstone fireplace.

LIVING ROOM 14' 6" x 12' 6" (4.42m x 3.81m)

Double glazed window to front aspect, wood flooring, power points, tv and telephone point, radiator, coving to ceiling, fireplace, large double glazed to rear aspect over looking the rear garden, double glazed door to rear garden.

KITCHEN 12' 3" x 9' 5" (3.73m x 2.87m)

Range of fitted wall/base units with worksurfaces, wood flooring, stainless steel sink/double drainer with cupboards underneath, plumbing for dishwasher, gas cooker, coving to ceiling, wall mounted heated radiator, double glazed window to rear aspect over looking the rear garden.

INNER HALLWAY

Tiled flooring, radiator, coving to ceiling, double glazed door to rear garden.

SHOWER ROOM/UTILITY ROOM 7' 1" x 5' 7" (2.16m x 1.70m)

Low level wc, wall mounted shower, tiled walls and flooring, radiator, plumbing for washing machine, wash/hand basin, coving to ceiling, frosted double glazed window to side aspect.



FIRST FLOOR LANDING

Fitted carpet, radiator, coving to ceiling, walk in cupboard housing gas central heating boiler, access to insulated and part boarded loft space via a pull down loft ladder.

BEDROOM 1 14' 6" x 12' 6" (4.42m x 3.81m)

Dual aspect double glazed windows to front and rear aspect, with views over the rear garden, fitted carpet, radiator, power points, picture rail.

BEDROOM 2 13' 9" x 11' 11" (4.19m x 3.63m)

Double glazed bay window to front aspect, fitted carpet, power points, radiators, coving to ceiling, fitted wardrobes.

BEDROOM 3 13' 9" x 8' 10" (4.19m x 2.69m)

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

BATHROOM 7' 6" x 6' 6" (2.28m x 1.98m)

Enclosed paneled bath, wash/hand basin, radiator, lino flooring, half tiled walls, frosted double glazed window to side aspect.

SEPARATE WC

low level wc, wash/hand basin, lino flooring, tiled walls, coving to ceiling, window to side aspect.

FRONT GARDEN 55' 0" x 51' 0" (16.75m x 15.53m)

With a raised driveway, flower and shrub boarded, mature tree, pathway, lawn area, off street parking for seven cars, pedestrian side access to the rear garden.

GARAGE 14' 6" x 9' 4" (4.42m x 2.84m)

Power and light, door to rear garden, access via own driveway.

REAR GARDEN 135' 0" x 55' 0" (41.12m x 16.75m)

Mature south/westerly facing rear garden, flower and shrub boarders, garden shed, outside water tap, decked area with steps leading down to a large lawn area, mature trees and shrubs.







