



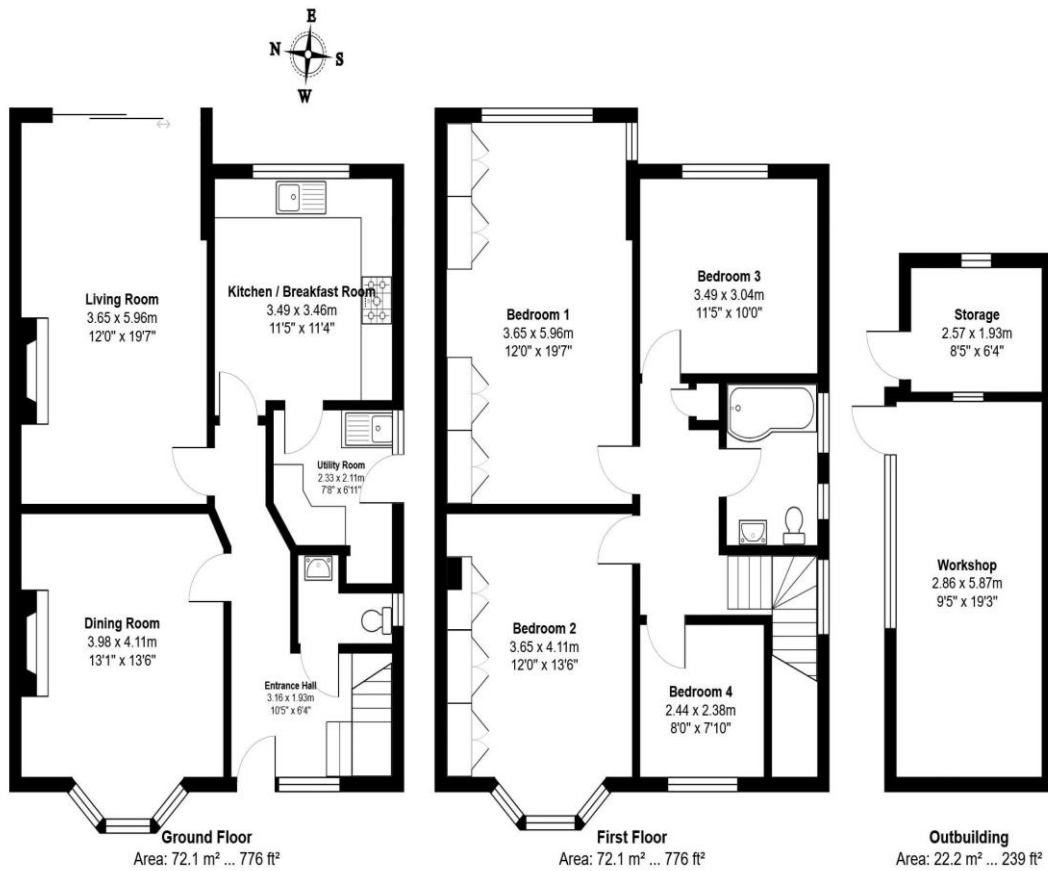
HamiltonCHASE



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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		74 C
55-68	D		
39-54	E	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.

6 Queens Road

Barnet EN5 4DG

£1,100,000

Freehold

PROPERTY SUMMARY

Located in one of Barnet's premier roads within easy walking distance of surrounding green spaces and close to top performing schools including QE Boys and local transport facilities including High Barnet Underground Station. Hamilton Chase are delighted to offer for sale this rarely available Character 1920s built semi-detached family property of which an internal viewing is most highly recommended. The property itself has been maintained in good order by its current owners and offers an excellent opportunity for a ground floor extension as well as a loft conversion subject to the normal planning consents. Features include 1556 sq ft of living space, four bedrooms, living room and a separate dining room, fitted kitchen/breakfast room, utility room, cloakroom, double glazed windows, gas central heating, 140 ft east facing rear garden, workshop with storage room, own driveway providing off street parking for three cars. An internal viewing is most highly recommended.

ACCOMMODATION

FRONT DOOR

Original front door.

ENTRANCE HALL 10' 5" x 6' 4" (3.17m x 1.93m)

Wood flooring, power points, coving to ceiling, picture rail, double radiator, understairs storage cupboard, frosted windows to front aspect with secondary glazing.

CLOAKROOM

Low level wc, wash/hand basin, frosted window to side aspect, fitted cupboard, original tiled walls, tiled flooring.

LIVING ROOM 19' 7" x 12' 0" (5.96m x 3.65m)

Fitted carpet, power points, coving to ceiling, picture rail, tv and telephone point, two radiators, feature fireplace with inset gas flame fire, double glazed sliding patio doors to rear garden.

DINING ROOM 13' 6" x 13' 1" (4.11m x 3.98m)

Angled double glazed bay window to front aspect, wood flooring, power points, coving to ceiling, picture rail, four radiators, feature fireplace.

KITCHEN/BREAKFAST ROOM 11' 5" x 11' 4" (3.48m x 3.45m)

Range of fitted wall and base units with worksurfaces, inset stainless steel one and half bowl sink/drainage with cupboards underneath, power points, splash back tiling, wood flooring, radiator, built in washing machine, range cooker with extractor hood above, built in dishwasher, double glazed windows overlooking rear garden.

UTILITY ROOM 7' 8" x 6' 11" (2.34m x 2.11m)

Range of fitted wall and base units with worksurfaces, inset stainless steel sink/drainage with a mixer tap and cupboards underneath, plumbing for washing machine, splash back tiling to walls, power points, wall mounted gas central heating boiler, windows to side aspect, door to outside space.

FIRST FLOOR LANDING

Fitted carpet, feature window to side aspect, picture rail, built in cupboard housing gas central heating boiler, access to part boarded and insulated loft space with light.



BEDROOM 1 19' 7" x 12' 0" (5.96m x 3.65m)

Half angled double glazed bay window with views over the rear garden, telephone point, fitted carpet, power points, two radiators, coving to ceiling, two built in floor to ceiling wardrobes, double glazed window to side aspect.

BEDROOM 2 13' 6" x 12' 0" (4.11m x 3.65m)

Angled double glazed bay to front aspect, fitted carpet, three radiators, power points, coving to ceiling, picture rail, floor to ceiling built in wardrobes.

BEDROOM 3 11' 5" x 10' 0" (3.48m x 3.05m)

Double glazed windows to rear aspect overlooking the rear garden, fitted carpet, power points, radiator, picture rail.

BEDROOM 4 8' 0" x 7' 10" (2.44m x 2.39m)

Double glazed window to front aspect, fitted carpet, picture rail, double radiator, telephone point.

FAMILY BATHROOM

Enclosed paneled bath with wall mounted shower, shower screen, wash/hand basin, low level wc, lino flooring, two heated towel rails, tiled walls, extractor fan, electric shaver point, three frosted windows to side aspect.

FRONT GARDEN

Beautifully maintained with flower and shrub borders, garden pathway leading up to the front door, lawn area.

REAR GARDEN 140' 0" x 36' 0" (42.64m x 10.96m)

Beautifully maintained and mature rear garden, flower and shrub borders with various plants, trees and flowers, large patio area, large lawn area, garden shed and greenhouse, two outside water taps, power point, garden pond.

WORKSHOP 19' 3" x 9' 5" (5.86m x 2.87m)

with power and light.

STORAGE SHED 8' 5" x 6' 4" (2.56m x 1.93m)





