

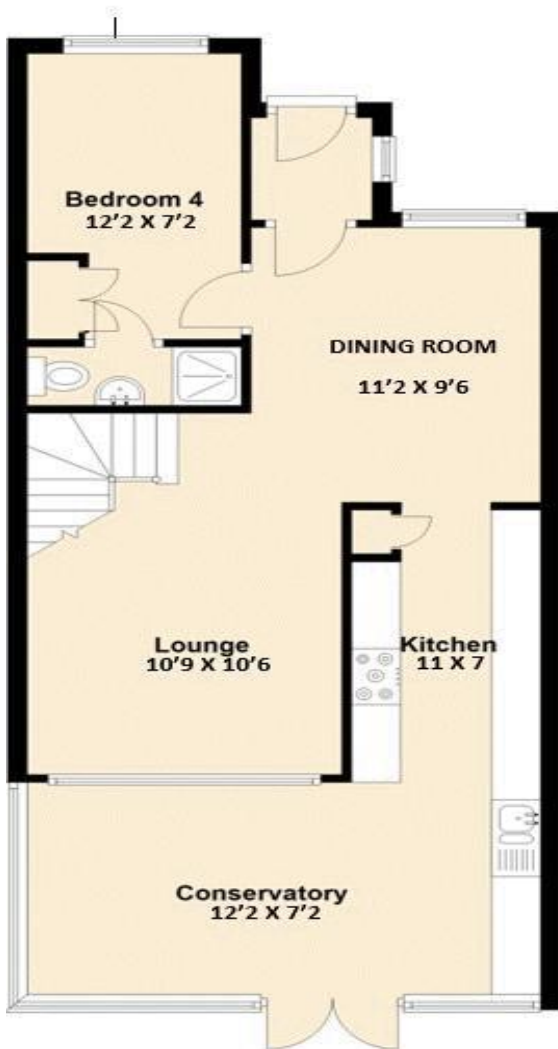


Hamilton Chase Estates Limited, 141 High Street, Barnet, Hertfordshire EN5 5UZ  
t: 020 8441 1123 f: 020 8441 2012 w: [hamiltonchase.co.uk](http://hamiltonchase.co.uk) e: [info@hamiltonchase.co.uk](mailto:info@hamiltonchase.co.uk)

[hamiltonchase.co.uk](http://hamiltonchase.co.uk)

020 8441 1123

## Ground Floor



## First Floor



1. 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.
2. 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.
3. 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.
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**67 Poplar Grove**

London N11 3NJ

**£610,000**

**Freehold**

## PROPERTY SUMMARY

Situated in this sought after location within easy access of local shops and amenities and New Southgate train station Hamilton Chase are delighted to offer for sale this modern three/four bedroom semi detached house of which an internal viewing is highly recommended. Features include four bedrooms which one of them is on the ground floor, an en suite, family bathroom, fitted kitchen, two receptions, conservatory, 30 ft rear garden, off street parking, chain free.

## ACCOMMODATION

### DOUBLE GLAZED FRONT DOOR

### INNER PORCH

Tiled flooring, spot lights, double glazed window to side aspect, part glazed door leading into Lounge/Dining rooms.

### OPEN PLAN L SHAPED LOUNGE/DINING ROOM 21' 0" x 18' 0" (6.40m x 5.48m)

Double glazed windows to front and rear aspect, wood flooring, power points, tv and telephone points, spot lights, two radiators, under stairs storage cupboard.

### KITCHEN 11' 0" x 7' 0" (3.35m x 2.13m)

Range of fitted wall and base units with rolled top work surfaces, built in fridge/freezer, fitted storage cupboards, six ring gas hob range cooker, extractor hood, power points, splash back tiling to walls, tiled flooring, built in washing machine and dishwasher, inset stainless steel one and half bowl sink/drainers with cupboards underneath, spot lights.

### CONSERVATORY 19' 0" x 9' 0" (5.79m x 2.74m)

Tiled flooring, power points, radiator, double glazed windows to side and rear aspect with doors to rear garden.

### BEDROOM 4 12' 2" x 7' 2" (3.71m x 2.18m)

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

### EN-SUITE SHOWER ROOM

Shower cubicle, wash/hand basin, low level wc, spot lights, tiled walls and flooring, heated towel rail, extractor fan.



### FIRST FLOOR LANDING

Fitted carpet, spot lights, access to loft space.

### BEDROOM 1 11' 0" x 10' 0" (3.35m x 3.05m)

Double glazed window to front aspect, fitted carpet, power points, spot lights, radiator, fitted wardrobes with sliding doors.

### BEDROOM 2 9' 2" x 7' 0" (2.79m x 2.13m)

Double glazed window to rear aspect, fitted carpet, power points, radiator, range of fitted wardrobes one housing gas central heating boiler.

### BEDROOM 3 8' 4" x 9' 0" (2.54m x 2.74m)

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

### FAMILY BATHROOM 6' 1" x 5' 7" (1.85m x 1.70m)

Enclosed panelled bath with wall mounted shower attachment, folding shower screen, wash/hand basin, low level wc., tiled walls and flooring, heating towel rail, double glazed window to rear aspect.

### REAR GARDEN 30' 0" x 20' 0" (9.14m x 6.09m)

Patio area, raised lawn area, raised decking, outside water tap, pedestrian side access.

### FRONT GARDEN

Providing off street parking.



