

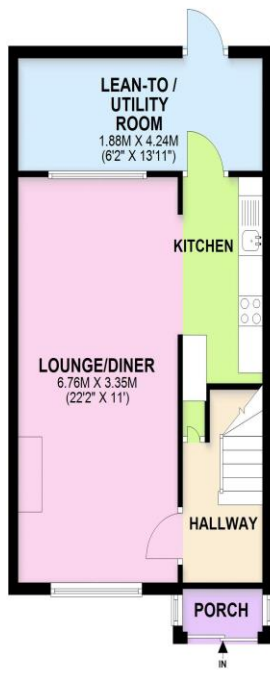


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**GROUND FLOOR**  
 APPROX. 45.3 SQ. METRES (487.9 SQ. FEET)



**FIRST FLOOR**  
 APPROX. 31.9 SQ. METRES (343.5 SQ. FEET)



TOTAL AREA: APPROX. 77.2 SQ. METRES (831.4 SQ. FEET)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 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.
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**12 Connaught Avenue**

Barnet EN4 8PN

**£599,995**

**Freehold**

### PROPERTY SUMMARY

Situated in this quiet residential area close to Oakleigh Park mainline station, East Barnet Village, Oak Hill Park and well regarded schools, Hamilton Chase are delighted to offer for sale this recently refurbished attractive three bedroom mid terraced family house of which an internal viewing is most highly recommended. The property itself offers an excellent opportunity for a ground floor extension and a loft conversion subject to the local planning consents. The property itself offers the following features, three bedrooms, 26 ft lounge/diner, new kitchen, new first floor bathroom, new gas central heating, double glazed windows, lean to/utility room, 40 ft rear garden with rear access, off street parking for two cars, chain-free.

### ACCOMMODATION

#### ENTRANCE PORCH

Double glazed porch with double glazed sliding door.

#### FRONT DOOR

New solid front door.

#### ENTRANCE HALLWAY

Double radiator, dado rail, fitted carpet, power points, door to Lounge/dining room.

#### LOUNGE/DINING ROOM 22' 2" x 11' 0" (6.75m x 3.35m)

Half angled double glazed window to front aspect, wood flooring, two radiators, power points, picture rail, tv and telephone point, feature fireplace, double glazed window to rear aspect, archway to kitchen.

#### KITCHEN 8' 0" x 6' 0" (2.44m x 1.83m)

Newly fitted range of wall and base units with worksurfaces, inset stainless steel sink/drainers with cupboards underneath, part tiled walls, tiled flooring, gas cooker with electric oven and extractor hood above, built in larder cupboard, understairs storage cupboard housing electric fuse board, double glazed window to rear aspect, double glazed door to Lean to/ Utility room.

#### LEAN TO/ UTILITY ROOM 14' 0" x 6' 5" (4.26m x 1.95m)

Laminated wood flooring, power points, plumbing for washing machine, two storage cupboards, fitted base unit with storage cupboards, drawers and work surface, double glazed window to rear aspect, door to rear garden.



#### FIRST FLOOR LANDING

Fitted carpet, access to loft space, new gas central heating combination boiler located in the loft.

#### BEDROOM 1 13' 0" x 10' 2" (3.96m x 3.10m)

Half angled double glazed bay window to front aspect, fitted carpet, power points, radiator, picture rail.

#### BEDROOM 2 10' 3" x 10' 0" (3.12m x 3.05m)

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

#### BEDROOM 3 7' 0" x 6' 3" (2.13m x 1.90m)

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

#### BATHROOM 6' 4" x 5' 6" (1.93m x 1.68m)

Newly fitted enclosed paneled bath with shower and shower attachment, vanity unit with inset wash/hand basin, low level wc, tiled flooring and walls, heated towel rail, spot lights, double glazed window to rear aspect.

#### FRONT GARDEN

Newly paved providing off street parking for two cars when the curb is dropped.

#### REAR GARDEN 40' 0" x 20' 0" (12.18m x 6.09m)

Raised patio area with steps leading down to lawn area, flower and shrub borders, garden shed, brick built storage shed with power and light, gate to service alleyway at rear, brick built storage/office/workshop with power and light, double glazed windows, double doors.

