

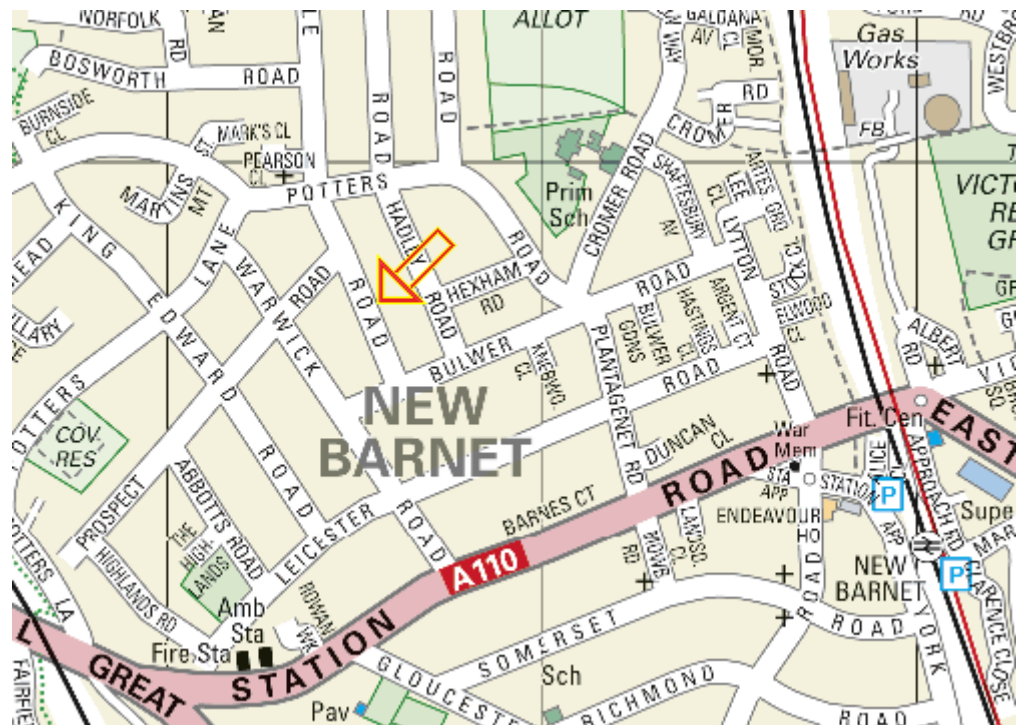
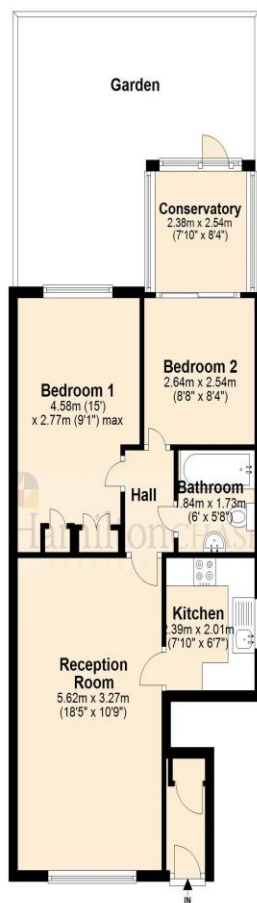


Hamilton Chase Estates Limited, 141 High Street, Barnet, Hertfordshire EN5 5UZ
t: 020 8441 1123 f: 020 8441 2012 w: hamiltonchase.co.uk e: info@hamiltonchase.co.uk

hamiltonchase.co.uk

020 8441 1123

Ground Floor



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 PlanIt.

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.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. 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.

24 Woodville Road

Barnet EN5 5HA

£385,000 Share of Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROPERTY SUMMARY

Situated in this sought after location within easy access to both New Barnet and High Barnet over ground and under ground stations Hamilton Chase are delighted to offer for sale this most attractive two bedroom ground floor maisonette of which an internal viewing is most highly recommended. Features include two bedrooms, 18ft lounge/diner, conservatory, fitted kitchen, modern bathroom, gas central heating, double glazing, own rear garden, garage, chain free.

ACCOMMODATION

DOUBLE GLAZED FRONT DOOR

LOBBY AREA

Wood flooring, built in cupboard housing gas and electric meters and storage space.

LOUNGE/DINER 18' 5" x 10' 9" (5.61m x 3.27m)

Double glazed window to front aspect, wood flooring, power points, telephone and tv power point, two double radiators, coving to ceiling.

KITCHEN 7' 10" x 6' 7" (2.39m x 2.01m)

Range of fitted wall and base units with rolled top work surfaces, inset stainless steel sink/drainers with cupboards underneath, built in four ring electric cooker, electric oven and extractor hood, part tiled walls, tiled flooring, power points, plumbing for washing machine and dishwasher, wall mounted gas central heating boiler, double glazed window to side aspect.

INNER HALLWAY

Wood flooring, coving to ceiling.

BEDROOM 1 15' 0" x 9' 1" (4.57m x 2.77m)

Double glazed window to rear aspect, fitted carpet, power points, radiator, double wardrobe with sliding doors.

BEDROOM 2 8' 8" x 8' 4" (2.64m x 2.54m)

Laminated wood flooring, power points, radiator, coving to ceiling, double glazed sliding doors to conservatory.

CONSERVATORY 8' 4" x 7' 10" (2.54m x 2.39m)

Wood flooring, radiator, double glazed windows to both side aspects, double glazed sliding doors to rear garden.

BATHROOM 6' 0" x 5' 8" (1.83m x 1.73m)

Enclosed paneled bath with wall mounted shower attachment, shower rail and curtain, low level wc, wash/hand basin, tiled walls and flooring, radiator, double glazed window to side aspect.

FRONT GARDEN

Paved with flower and shrub borders, timber built storage shed, outside water tap.

REAR GARDEN

L shaped, paved and decked areas, garden shed, pedestrian side access.

GARAGE

With up and over door.

