



HamiltonCHASE



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Plan produced using PlanUp



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5 Hamilton Road

Barnet EN4 9EU

£645,000 Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROPERTY SUMMARY

Situated in this ever popular residential turning off Mount Pleasant and within easy access for bus routes, shops, restaurants, schools and Cockfoster underground station Hamilton Chase are delighted to offer for sale this attractive and well maintained semi-detached bungalow which offers an excellent opportunity to extended subject to planning permission. Features include two bedrooms both with fitted wardrobes, fitted kitchen, lounge/diner, modern bathroom, double glazed windows, gas central heating, mature an private rear garden, own driveway providing off street parking for three/four cars, chain free.

ACCOMMODATION

DOUBLE GLAZED FRONT DOOR

HALLWAY

Laminated wood flooring, radiator, power point, smoke alarm, built in storage cupboard.

LOUNGE 13' 5" x 13' 2" (4.09m x 4.01m)

Laminated wood flooring, power points, coving to ceiling, spot lights, tv and telephone point, two radiators, double glazed windows and door conservatory.

DINING AREA 8' 8" x 8' 0" (2.64m x 2.44m)

Laminated wood flooring, power points, wall mounted air conditioning unit, double glazed window to rear aspect, double glazed door to rear garden.

CONSERVATORY 10' 2" x 10' 0" (3.10m x 3.05m)

Laminated wood flooring, power points, wall mounted electric heater, double glazed windows to rear and side aspect, double glazed door to rear garden.

KITCHEN 9' 5" x 6' 8" (2.87m x 2.03m)

Attractive range of fitted wall and base units with ample rolled top worksurfaces, inset sink/drainers with cupboards underneath, built in dishwasher, fridge freezer, built in four ring electric hob with extractor hood above, power points, splash back tiling to walls, spot lights, built in oven and microwave, lino flooring, double glazed window to side aspect.

BEDROOM 1 12' 4" x 11' 0" (3.76m x 3.35m)

Measured up to fitted wardrobes, double glazed bay window to front aspect, laminated wood flooring, power points, radiator, telephone point, coving to ceiling, spot lights, range of fitted wardrobes with matching bedside cabinets and dressing table, wall mounted air conditioning unit.

BEDROOM 2 11' 0" x 10' 0" (3.35m x 3.05m)

Double glazed window to front aspect, laminated wood flooring, radiator, power points, spot lights, range of fitted wardrobes with matching bedside cabinet and chest of drawers.

FAMILY BATHROOM 8' 6" x 6' 6" (2.59m x 1.98m)

Walk in shower cubicle with power shower, concealed low level wc and vanity unit with inset wash/hand basin and storage, Amtico flooring, tiled walls, heated towel rail, access to loft space space housing gas central heating boiler.

FRONT GARDEN

Paved with off street parking for 3/4 cars, corner flower bed with flowers and shrubs.

STORAGE ROOM

Attached to the side of the property with up and over door, power and light window and door to rear garden.

REAR GARDEN 60' 0" x 36' 0" (18.27m x 10.96m)

Large I shaped mature and well maintained rear garden, outside water tap, lawn area, various shrubs and plants, large patio area.

