

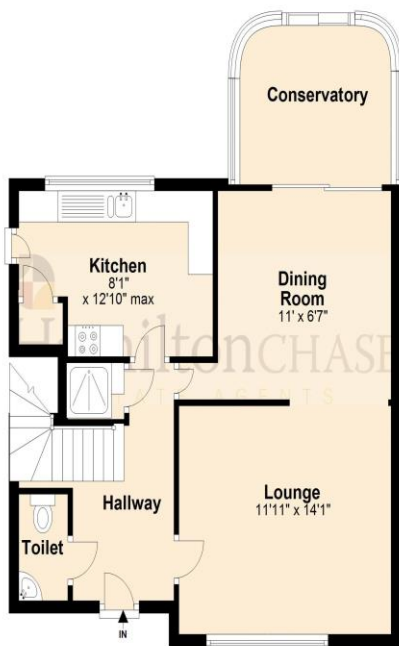


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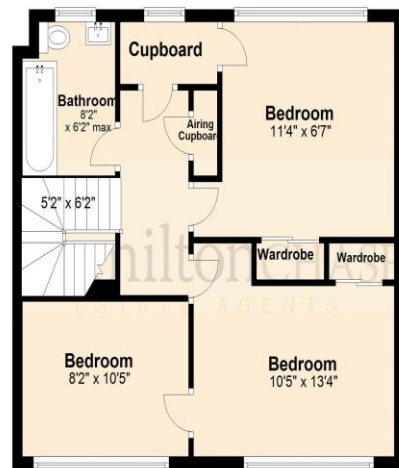
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Ground Floor

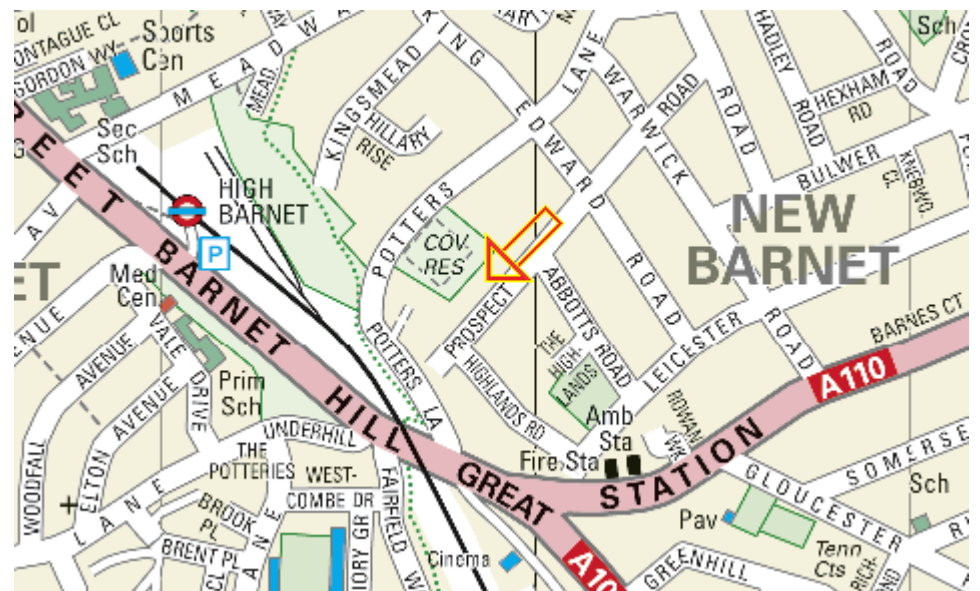


First Floor



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 PlanUp.



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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2 Todhunter Terrace Prospect Road

Barnet EN5 5AH

£650,000 Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

PROPERTY SUMMARY

Situated in this highly sought-after location within easy access of both High Barnet and New Barnet underground and over ground stations Hamilton Chase are delighted to offer for sale this three double bedroom semi detached family property of which an internal viewing is highly recommended. The property itself does require some modernisation and offers an excellent opportunity to extend subject to planning permission. Features include three double bedrooms, two receptions, conservatory, kitchen, cloakroom, shower room and family bathroom, 80 ft rear garden, space for a garage at the rear of the garden, chain free, viewing most highly recommended.

ACCOMMODATION

DOUBLE GLAZED FRONT DOOR

HALLWAY

Fitted carpet, coving to ceiling, double radiator, telephone point, power points.

CLOAKROOM

Low level wc, wash/hand basin, coving to ceiling, splash back tiling to walls, radiator, double glazed window to side aspect.

SHOWER ROOM

With a wall mounted shower, tiled walls and flooring, extractor fan.

LOUNGE 14' 0" x 12' 0" (4.26m x 3.65m)

Large double glazed window to front aspect, fitted carpet, power points, tv power point, double radiator, coving to ceiling.

DINING ROOM 11' 6" x 11' 0" (3.50m x 3.35m)

Fitted carpet, power points, radiator, coving to ceiling, serving hatch, double glazed sliding doors to conservatory.

CONSERVATORY 10' 0" x 8' 4" (3.05m x 2.54m)

Double glazed windows to side and rear aspect, power point, double glazed doors to rear garden.

KITCHEN 13' 2" x 8' 0" (4.01m x 2.44m)

Fitted wall and base units with work surfaces, floor mounted gas central heating boiler, power points, stainless steel sink with double drainer and cupboards underneath, plumbing for washing machine, gas cooker point, splash back tiling to walls, built in larder storage cupboard, lino tiled flooring, double glazed window to rear aspect, double glazed door to rear garden.

FIRST FLOOR LANDING

Fitted carpet, power points, double glazed window to side aspect, built in storage cupboard housing hot water cylinder, walk in storage cupboard with power point, access to loft space.

BEDROOM 1 14' 0" x 11' 8" (4.26m x 3.55m)

Double glazed window to front aspect with views towards London, fitted carpet, radiator, power points, built in double wardrobe with sliding doors.

BEDROOM 2 11' 5" x 11' 5" (3.48m x 3.48m)

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

BEDROOM 3 10' 5" x 8' 2" (3.17m x 2.49m)

Double glazed window to front aspect with views towards London, fitted carpet, power points, radiator.

FAMILY BATHROOM 8' 2" x 7' 0" (2.49m x 2.13m)

Paneled bath with shower attachment, low level wc, wash/hand basin, part tiled walls, lino flooring, radiator, frosted double glazed window to rear aspect.

FRONT GARDEN

Mainly laid to lawn with garden path, pedestrian side access.

REAR GARDEN 80' 0" x 25' 0" (24.37m x 7.61m)

Mature rear garden with raised lawn area, flower and shrub borders, outside water tap, garden pond, brick-built storage shed, space at the rear of the garden for a garage the dropped curb and driveway is already there.

