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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	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.
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41 Hillside Gardens

Barnet EN5 2NQ

£999,995

Freehold

PROPERTY SUMMARY

Situated in this sought after location within easy reach of 'The Spires' High Barnet with its selection of Shops, Restaurants, Boutiques, Coffee shops and High Barnet Underground Station and New Barnet Overground Station. a regular bus service provides access to all the local amenities and neighbouring areas as well as many renowned and highly regarded schools both Private and State Hamilton Chase are delighted to offer for sale this attractive Six bedroom Double Fronted semi-detached family house. The property itself is arranged over three floors and benefits from 2050 sq ft of living accommodation. Features include Six bedrooms, Three receptions, 17 ft Fitted Kitchen, Cloakroom, Three Bathrooms, Gas central heating, Double glazed windows, 70 ft Rear garden, Off street parking, viewing highly recommended.

ACCOMMODATION

FRONT DOOR

Feature front door with inset stained glass.

HALLWAY

Tiled flooring, power points, radiator, picture rail, understairs storage cupboard.

CLOAKROOM

Port hole stained glass window, to front aspect, tiled flooring, radiator, low level wc, wash/hand basin with splash back tiling.

RECEPTION 16' 0" x 11' 10" (4.87m x 3.60m)

Double glazed bay window to front aspect, fitted carpet, coving to ceiling, picture rail, power points, double radiator, feature fireplace, tv and telephone point.

RECEPTION 17' 8" x 15' 0" (5.38m x 4.57m)

Floor to ceiling double glazed bay window with double doors to rear garden, stripped floor boards, power points, coving to ceiling, picture rail, tv and telephone point, upright radiator, feature fireplace.

KITCHEN 17' 10" x 9' 3" (5.43m x 2.82m)

Attractive range of fitted wall and base units with granite worksurfaces, tiled flooring, power points, spot lights, center island with granite worksurface, inset sink and mixer tap, built in dishwasher and storage cupboard, built in range cooker with extractor hood above, built in washing machine and tumble dryer, two radiators, built in double cupboard



housing mega flow gas central heating boiler, cupboard housing gas central heating boiler, double glazed windows to rear aspect with double glazed door to rear garden, doors to Dining Room.

DINING ROOM 15' 0" x 9' 6" (4.57m x 2.89m)

Double glazed bay window to front aspect, stripped floor boards, power points, coving to ceiling, telephone point, two upright radiators.

FIRST FLOOR LANDING

Fitted carpet, radiator, built in storage cupboard, internal feature stained glass window.

BEDROOM 2 16' 7" x 14' 3" (5.05m x 4.34m)

Double glazed bay window to front aspect, stripped floor boards, power points, coving to ceiling, picture rail, double radiator, power points.

FAMILY BATHROOM

Paneled bath with wall mounted shower and shower screen, low level wc, wash/hand basin with splash back tiling, radiator, coving to ceiling, picture rail, lino flooring, frosted double glazed angled bay window to front aspect.

BEDROOM 3 13' 0" x 12' 10" (3.96m x 3.91m)

Double glazed window to rear aspect, fitted carpet, power points, coving to ceiling, power points, double radiator, picture rail.

SHOWER ROOM

