

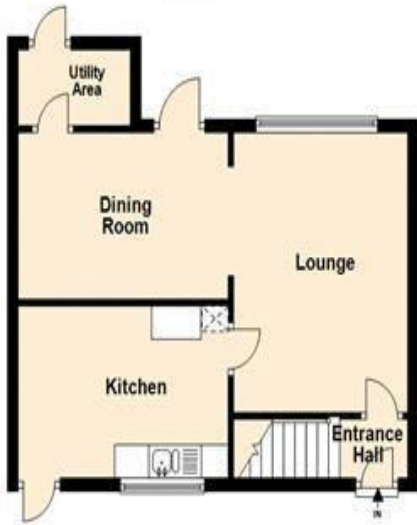


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Ground Floor



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.

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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.
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22 Aitken Road

Barnet EN5 3AE

£450,000 Freehold

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 35 F | |
| 1-20 | G | | |

PROPERTY SUMMARY

Situated in this sought after location within easy access of local shopping and transport facilities as well as good schools, Hamilton Chase are delighted to offer for sale this three bedroom mid terraced family property which is being offered chain free. The property itself does require complete modernisation and offers the following features, three bedrooms, lounge and separate dining room, utility room, first floor bathroom, double glazed windows, 80 ft south facing rear garden, chain free.

ACCOMMODATION

FRONT DOOR

ENTRANCE HALLWAY

Double glazed window to front aspect.

RECEPTION 1 13' 7" x 10' 3" (4.14m x 3.12m)

Tv and telephone point, power points, double glazed window overlooking the rear garden, double glazed door to rear garden.

RECEPTION 2 13' 0" x 8' 11" (3.96m x 2.72m)

Power points,

UTILITY ROOM

Power points, double glazed door to rear garden.

KITCHEN 12' 9" x 8' 5" (3.88m x 2.56m)

Stainless steel sink unit with cupboard underneath, power points, base unit with storage underneath, double glazed window to front aspect.

FIRST FLOOR LANDING

Double glazed window to front aspect, access to loft space.

BEDROOM 1 14' 5" x 9' 1" (4.39m x 2.77m)

Double glazed window to rear aspect, power points.

BEDROOM 2 9' 1" x 9' 0" (2.77m x 2.74m)

Double glazed window to rear aspect, power points.

BEDROOM 3 10' 5" x 7' 6" (3.17m x 2.28m)

Double glazed window to front aspect, power points.

BATHROOM

Enclosed paneled bath, low level wc, wash/hand basin, double glazed window to front aspect.

FRONT GARDEN

Mainly laid to lawn with hedges, garden path.

REAR GARDEN 80' 0" x 22' 0" (24.37m x 6.70m)

Needs attention, mainly laid to lawn with various plants and trees.

