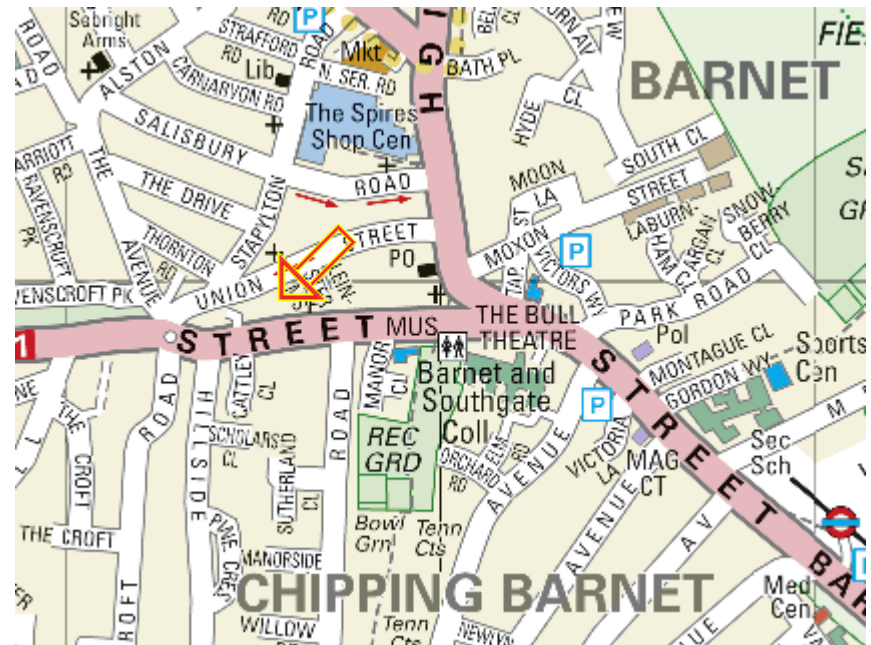
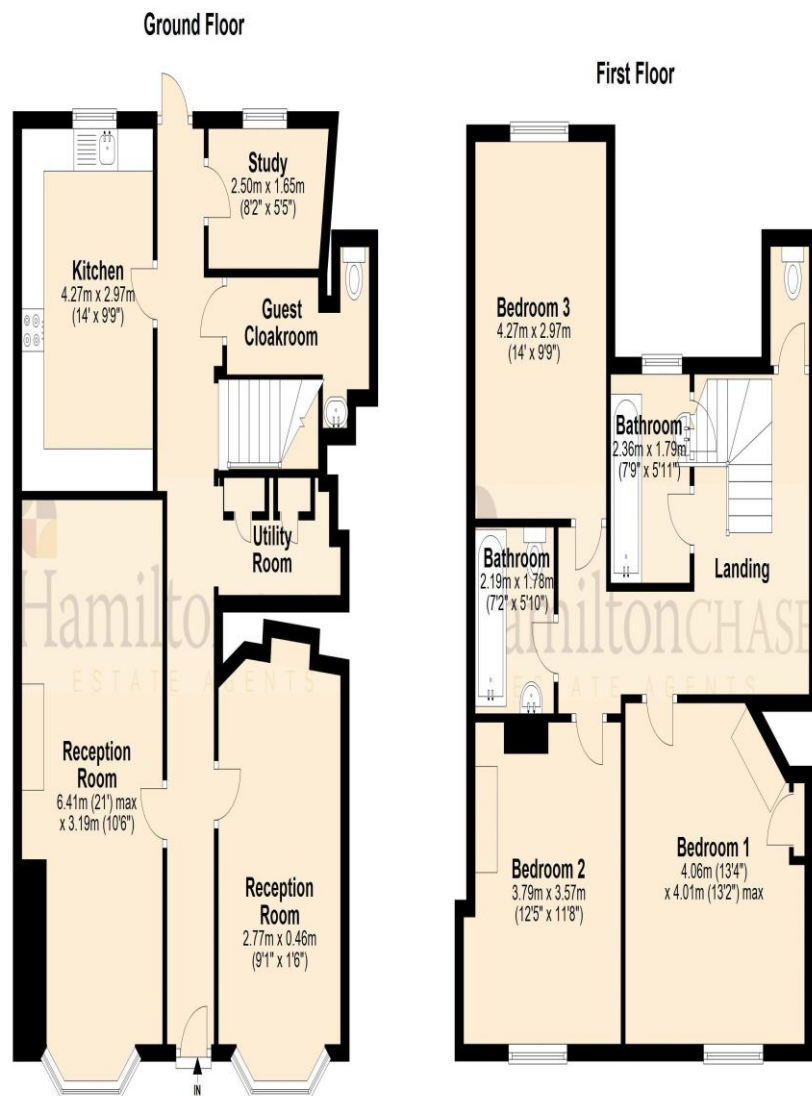




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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.

- 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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**14 Wood Street
Barnet EN5 4BW**

£759,950 Freehold

PROPERTY SUMMARY

Hamilton Chase are delighted to offer for sale this deceptively spacious and recently modernised double fronted Grade II listed cottage located in the center of High Barnet. The property itself offers 1496 sq ft of living accommodation and many original features including exposed timber beams and fireplaces. Other features include three double bedrooms, two receptions with fireplaces, study, cloakroom, utility room, fitted kitchen, two bathrooms, 40 ft private rear garden, two allocated parking spaces available, viewing highly recommended.

ACCOMMODATION

PART GLAZED FRONT DOOR

ENTRANCE HALLWAY

Wood flooring, spotlights, picture rail, half wood paneled walls, smoke alarm, two radiators, cupboard housing gas meter, power points, two small built in cupboards, door to rear garden.

RECEPTION 1 21' 0" x 10' 6" (6.40m x 3.20m)

Angled bay window to front aspect with sash window, fitted carpet, beamed ceilings, power points, spotlights, built in cupboard, feature in built fireplace, tv power point, radiator.

RECEPTION 2 17' 0" x 9' 1" (5.18m x 2.77m)

Angled bay window to front aspect with sash window, fitted carpet, wood paneled walls, telephone point, radiator, spotlights, feature fireplace, display built in shelved unit.

STUDY 8' 0" x 5' 5" (2.44m x 1.65m)

Window to rear aspect overlooking rear garden, wood flooring, radiator, power points, telephone point, spotlights.

INNER HALLWAY

With sky light, radiator, wood flooring, inset wash/hand basin, door to cloakroom.

CLOAKROOM

Low level wc, wood paneled walls, lino flooring, extractor fan, radiator.

UTILITY ROOM 7' 4" x 4' 0" (2.23m x 1.22m)

Under stairs storage cupboard housing electric meter, wood flooring, built in washing machine and tumble dryer, power points, extractor fan, fitted shelving.

NEWLY FITTED KITCHEN 14' 0" x 9' 9" (4.26m x 2.97m)

Attractive range of fitted wall and base units with wood worksurfaces, built in AEG grill and oven, electric hob with a stainless-steel extractor hood above, power points, wood flooring, built in

dishwasher, inset butler sink, spot lights, radiator, smoke alarm, sash window to rear aspect overlooking rear garden.

SPLIT LEVEL FIRST FLOOR LANDING

Staircase leading to first floor split level landing, fitted carpet, access to loft space.

SEPERATE WC

Low level wc, wood paneled walls, wash/hand basin, extractor fan, radiator, window to rear aspect.

BATHROOM

Enclosed paneled bath with splash back tiling, lino flooring, spot lights, extractor fan, Vanity unit with inset wash/hand basin, heated towel rail, two sash windows to rear aspect.

BEDROOM 1 13' 4" x 13' 2" (4.06m x 4.01m)

Sash window to front aspect,

BEDROOM 2 12' 5" x 10' 10" (3.78m x 3.30m)

Sash window to front aspect, feature beamed wall, fitted carpet, radiator, power points, fireplace.

BEDROOM 3 14' 0" x 9' 9" (4.26m x 2.97m)

Sash window to front aspect, fitted carpet, power points, radiator.

BATHROOM

Enclosed paneled bath with shower attachment, shower screen, vanity unit with inset wash/hand basin, low level wc, part tiled walls, spot lights, extractor fan, lino flooring, heated towel rail.

FRONT GARDEN

Well maintained with various shrubs and trees, garden path.

REAR GARDEN 40' 0" x 30' 0" (12.18m x 9.14m)

Well maintained and attractive private rear garden, mainly laid to lawn with shrub borders, outside cupboard housing gas central heating boiler.

TWO ALLOCATED PARKING SPACES

Two allocated parking spaces available to the rear of the property by agreement at a cost of £1100 each per year.

