

# Floorplan



# Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		36	
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

- 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.
- Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
- Floor plans remain copyright of Hamilton Chase Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.



## Bosworth Road, Barnet, EN5 5LX

Located in this sought after location within easy access of local schools, shopping facilities and both New Barnet and High Barnet over ground and under ground stations Hamilton Chase are delighted to offer for sale this 1902 built four bedroom semi detached family property offering over 1500 sq ft of living accommodation which is in need of some modernisation but offers excellent scope for improvement. Features include four bedrooms, spacious reception, fitted kitchen, dining room, over 170 ft of mature rear garden, viewing highly recommended.

**£695,000**

**Freehold**



## Accommodation

### PART GLAZED FRONT DOOR



#### HALLWAY

Stripped floor boards, double radiator, power points, picture rail, telephone point, understairs storage cupboard with access to cellar.

#### RECEPTION 28' 0" x 12' 3" (8.53m x 3.73m)

Wooden flooring, fitted shelving, power points, coving to ceiling, telephone point, two radiators, tv power point, double glazed angled bay window to front aspect, dual aspect windows to rear and side aspect.

#### KITCHEN 11' 6" x 8' 7" (3.50m x 2.61m)

Range of fitted wall and base units with solid wood work surfaces, butler sink with cupboard underneath, built in gas hob and electric oven, extractor fan, tiled flooring, power points, spot lights, plumbing for washing machine and dishwasher, splash back tiling to walls, windows to side aspect and double glazed door to rear garden.



#### DINING ROOM 12' 10" x 12' 5" (3.91m x 3.78m)

Stripped floor boards, power points, coving to ceiling, picture rail, feature fireplace, radiator, squared bayed windows to rear and side aspect, door to rear garden.

#### STAIRCASE TO FIRST FLOOR SPLIT LEVEL LANDING

Fitted carpet, power points, radiator, access to insulated loft space.

#### BEDROOM 1 16' 2" x 15' 11" (4.92m x 4.85m)

Double glazed angled bay window to front aspect, fitted carpet, power points, coving to ceiling, fitted wardrobes, radiator, double glazed window to front aspect.



#### BEDROOM 2 11' 11" x 10' 1" (3.63m x 3.07m)

Dual aspect double glazed windows to rear and side aspect, fitted carpet, power points, radiator.

#### BEDROOM 3 12' 5" x 9' 8" (3.78m x 2.94m)

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

#### BEDROOM 4 8' 10" x 7' 10" (2.69m x 2.39m)

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



### FAMILY BATHROOM

Paneled bath with shower attachment, shower cubicle, wash/hand basin, low level wc, radiator, tiled flooring, splash back tiling to walls, sash window to side aspect.

### REAR GARDEN 179' 0" x 25' 0" (54.52m x 7.61m)

Mature rear garden in two sections, mainly laid to lawn, garden shed, outside water tap, rockery area and fish pond, various shrubs, plants and trees, pedestrian side access.



## Map of location

