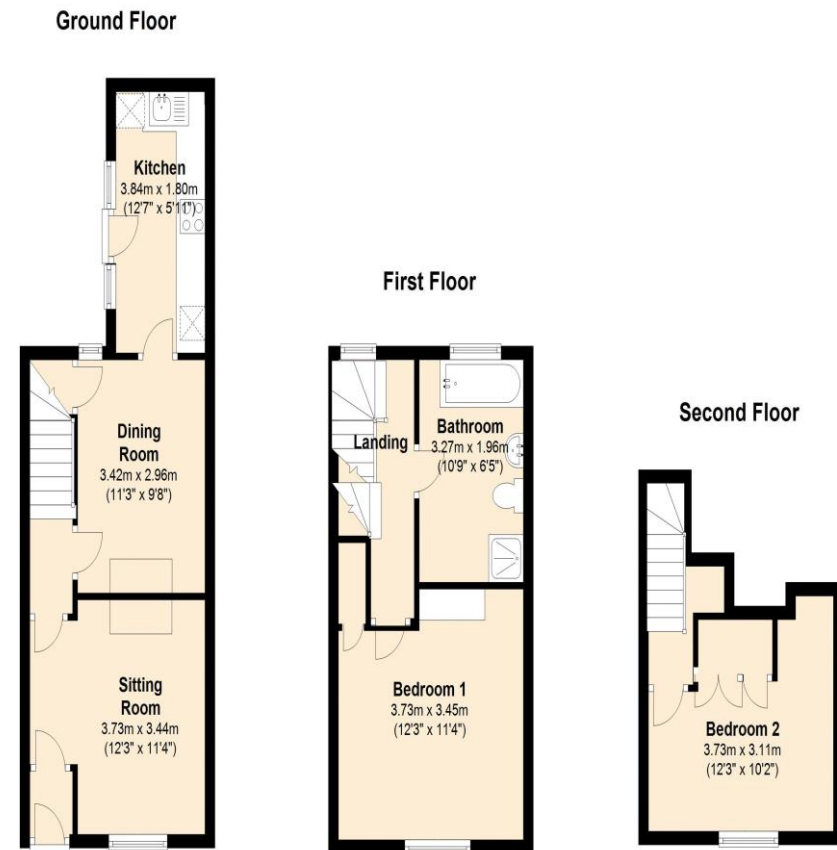
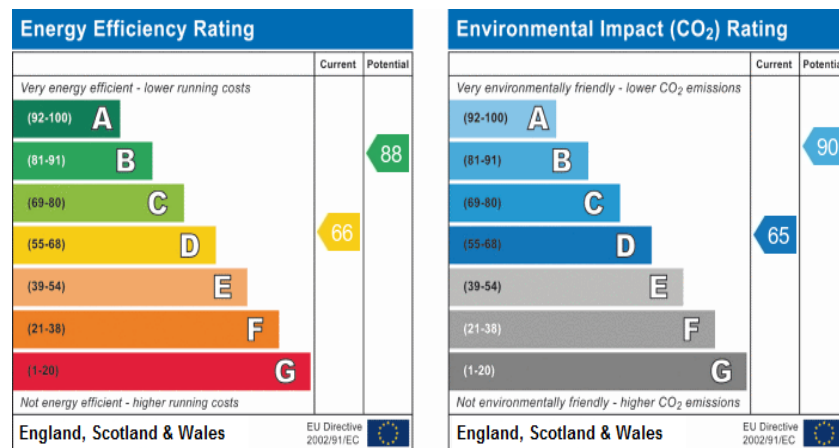


Floorplan



Energy Performance Certificate



- 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.



Wood Street High Barnet EN5 4BE

Hamilton Chase is privileged to offer for sale this Grade II listed two double bedroom period property dating from the 1600's. Set in a conservation area and arranged over three floors, the property is ideally located within easy reach of the multiple shopping facilities of the High Street and High Barnet (Northern Line) Underground Station. The property offers two reception rooms, 12' modern fitted kitchen, spacious bathroom with separate shower cubicle, own section of courtyard garden to the rear and off street parking for one vehicle via electric gates. An early viewing of this chain free property is highly recommended.

Freehold
£479,995

Accommodation



Lounge



Dining Room



Bedroom 1



Bathroom

ENTRANCE:
Timber entrance door into Entrance Lobby with door into:

LOUNGE: 12' 3" x 11' 4" (3.73m x 3.45m)
Sash window with secondary glazing to front aspect, feature ornate cast iron fireplace with slate tiled hearth, picture rail, radiator, solid Oak flooring, door to inner hallway.

INNER HALLWAY:
Carpeted stairs rising to first floor, solid Oak flooring, door to dining room.

DINING ROOM: 11' 3" x 9' 8" (3.43m x 2.94m)
Sash window to rear aspect, feature fireplace, understairs cupboard, radiator, solid Oak flooring, door to kitchen.

KITCHEN: 12' 7" x 5' 11" (3.83m x 1.80m)
Range of handmade wall and base units, solid Oak worktops incorporating 'Franke' butler style sink with mixer tap, inset stainless steel 'Bosch' four ring gas hob with 'Bosch' stainless steel double oven beneath and extractor above, space for microwave, integrated 'Bosch' dishwasher, space for fridge freezer, cupboard with space and plumbing for washing machine and tumble dryer, cupboard housing 'Worcester' gas central heating combination boiler, part glazed timber door and two windows to side aspect, slate tiled floor with underfloor heating, inset downlighters set into raised pitched ceiling.

FIRST FLOOR LANDING: Window to rear aspect, carpeted stairs rising to second floor, door to bedroom one and bathroom.

BEDROOM 1: 12' 3" x 11' 4" (3.73m x 3.45m)
Sash windows with secondary glazing to front aspect, built-in wardrobe, shelving units set into chimney recess, radiator, carpeted.

BATHROOM: 10' 9" x 6' 5" (3.27m x 1.95m)
Tiled panel enclosed bath, pedestal mounted wash hand basin, low level WC, fully tiled corner shower enclosure with wall mounted electric shower, fully tiled walls with tiled dado rail, mosaic effect tiled flooring, inset downlighters, radiator, sash window to rear aspect.

SECOND FLOOR LANDING: Inset storage alcove, door to bedroom two.



Own section of courtyard garden



View from front of the property

BEDROOM 2: 12' 3" x 10' 0" (3.73m x 3.05m)
Sash window with secondary glazing to front aspect, radiator, access to loft space, inset down lighters, carpeted.

EXTERIOR:

REAR GARDEN: Own section of paved courtyard, access to storage cellar, communal outside tap.

PARKING: Off street parking for one vehicle which is accessed via electronically controlled gates from Wood Street.

ADDITIONAL PROPERTY INFORMATION:
Tenure: Freehold

Council Tax: Band D - Charge for 2016/17 is £1,397.07 (Data obtained from London Borough of Barnet website).

Viewing arrangements: Strictly by appointment via Hamilton Chase Estate Agents - 020 8441 1123.

Map of location

