



HamiltonCHASE



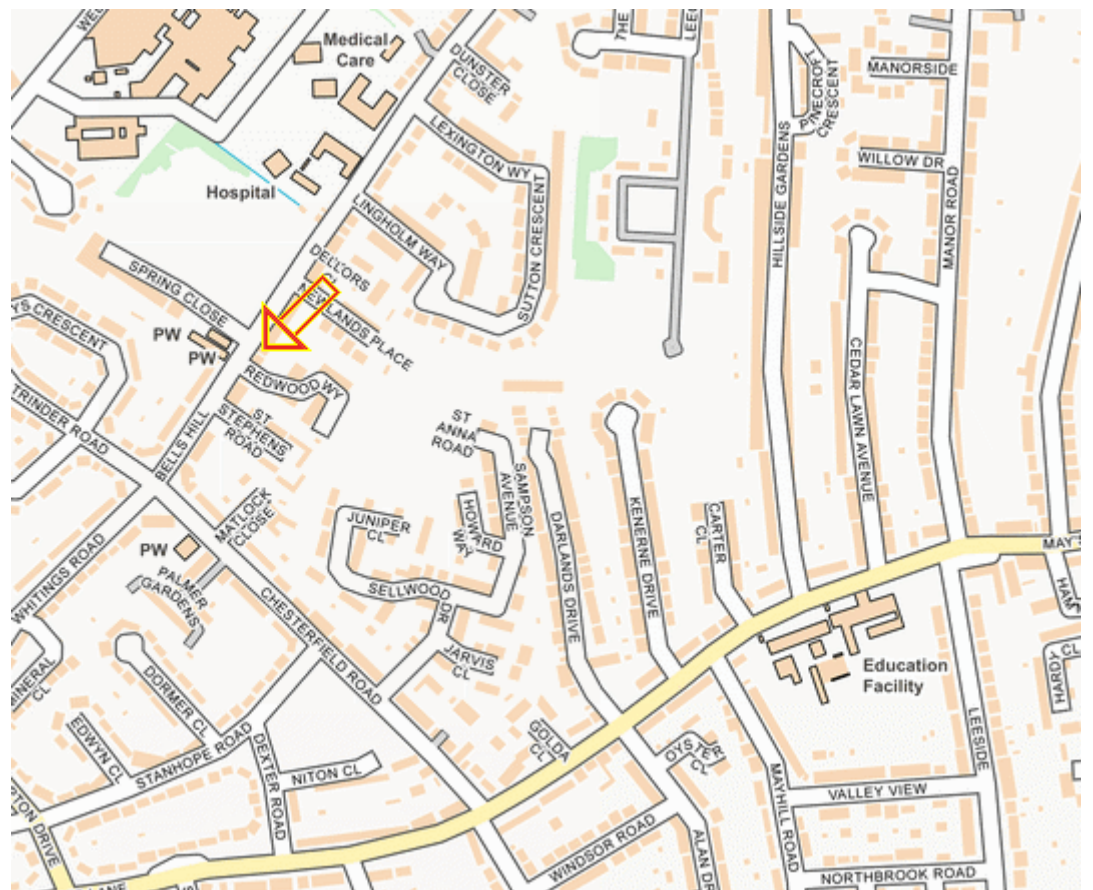
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Disclaimer: Please take this floor plan as a marketing purpose only to be used as a guide only. All efforts have been made to ensure the accuracy of the floor plan.
Not produced using a laser.



1. 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.
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.
3. 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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145 Bells Hill

Barnet EN5 2SY

£315,000 Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

PROPERTY SUMMARY

Situated in this sought after location and within easy access of local shops, transport facilities and excellent schools Hamilton Chase are delighted to offer for sale this attractive and rarely available ground floor maisonette offering just over 500 sq ft of living accommodation with its own private front and rear gardens. Features include one double bedroom, 16 ft lounge/diner, fitted kitchen, modern bathroom, double glazed windows, gas central heating, private rear garden, allocated parking space, chain free.

ACCOMMODATION

OWN FRONT DOOR

HALLWAY

Real wooden flooring, built in floor to ceiling storage cupboard, large walk in storage cupboard housing gas central heating boiler and storage space.

LOUNGE/DINER 16' 10" x 10' 11" (5.13m x 3.32m)

Real wooden flooring, power points, feature fireplace, picture rail, tv and telephone points, double radiator, two stained port hole windows to side aspect, double glazed windows to rear aspect, double glazed doors to rear garden.

KITCHEN 13' 7" x 8' 8" (4.14m x 2.64m)

Range of fitted wall and base units with rolled top worksurfaces, inset stainless steel sink/drainage with cupboards underneath, power points, built in four ring gas hob with extractor hood above, built in electric oven, washing machine, radiator, lion tiled flooring, double glazed window to rear aspect, double glazed door to rear garden.

BEDROOM 1 10' 5" x 9' 5" (3.17m x 2.87m)

Double glazed window to front aspect, double radiator, power points, picture rail, real wooden flooring.

BATHROOM 6' 7" x 9' 5" (2.01m x 2.87m)

Enclosed paneled bath with wall mounted shower, folding shower screen, low level wc, wash/hand basin, radiator, tiled walls and flooring, extractor fan, double glazed window to side aspect.

FRONT GARDEN

With mature shrubs and plants, garden path and pedestrian access to rear garden.

REAR GARDEN 26' 1" x 22' 0" (7.94m x 6.70m)

Private and well maintained rear garden, with various shrubs and plants, loose stones, raised patio area, brick built storage cupboard, garden shed.

ALLOCATED PARKING SPACE

