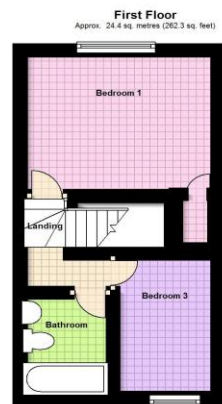
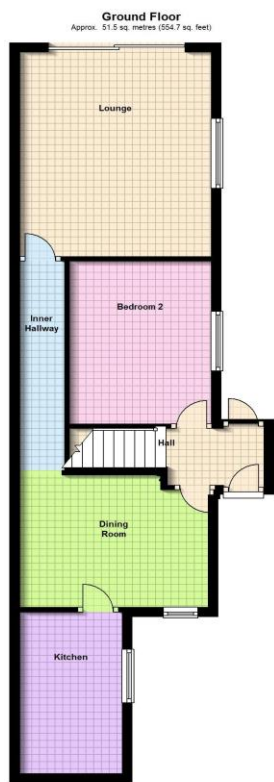




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Total area: approx. 75.9 sq. metres (817.0 sq. feet)



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.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. 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.



# 5 Farrington Cottages Moon Lane

Barnet EN5 5YL

**£625,000 Freehold**

## PROPERTY SUMMARY

Rarely available and situated in this sought after location within easy access of High Barnet underground station and the High Street with its shopping facilities Hamilton Chase are delighted to offer for sale this beautifully presented two/three bedroom character semi detached house of which an internal viewing is most highly recommended. Features include two/three bedrooms, lounge and separate dining room, fitted kitchen, modern first floor bathroom, gas central heating, double glazed windows, well maintained 80 ft rear garden, off street parking for two cars, chain free.

## ACCOMMODATION

### FRONT DOOR

### HALLWAY

Wood flooring, radiator, double glazed window to side aspect.

### INNER HALLWAY

Wood flooring, power points, spot lights, understairs storage cupboard.

### LOUNGE 15' 4" x 12' 0" (4.67m x 3.65m)

Wood flooring, power points, tv and telephone point, radiator, double glazed window to side aspect, double glazed sliding doors to rear garden.

### DINING ROOM 12' 5" x 10' 0" (3.78m x 3.05m)

Wood flooring, radiator, power points, double glazed sash window to front aspect.

### KITCHEN 11' 5" x 6' 8" (3.48m x 2.03m)

Range of fitted wall and base units with solid wood worksurfaces, built in four ring gas hob with extractor hood above, built in electric oven, built in dishwasher and washing machine, power points, splash back tiling to walls, wall mounted cupboard housing gas central heating boiler, inset one and half bowl sink/drainers with cupboards underneath, lino flooring, double glazed window to front aspect.

### BEDROOM 2 12' 2" x 9' 2" (3.71m x 2.79m)

Double glazed window to side aspect, radiator, power points, fitted carpet, telephone point.

### FIRST FLOOR LANDING

Split level landing, fitted carpet, access to loft space.

### BEDROOM 1 12' 5" x 10' 0" (3.78m x 3.05m)

Double glazed sash window to rear aspect, wood flooring, power points, radiator, tv and telephone point, two built in cupboards.

### BEDROOM 3 10' 6" x 6' 6" (3.20m x 1.98m)

Double glazed sash window to front aspect, fitted carpet, power points, tv and telephone points, radiator.

### BATHROOM 7' 0" x 6' 0" (2.13m x 1.83m)

Enclosed paneled bath with wall mounted shower attachment, shower screen, low level wc, wash/hand basin with drawers underneath, half tiled walls, extractor fan, heated towel rail, tiled flooring.

### FRONT GARDEN

Proving off street parking for two cars, flower and shrub boarder, garden pathway.

### REAR GARDEN 80' 0" x 20' 0" (24.37m x 6.09m)

Attractive and well maintained with lawn area, garden pathway, flower and shrub boarders, garden shed, pedestrian rear access. patio area.

