

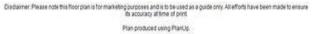


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- 2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
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13 Connaught Road

Barnet EN5 2PZ

£380,000 Share of Freehold

PROPERTY SUMMARY

Situated in quiet cul de sac turning within easy access of excellent local schools, transport facilities and local shops Hamilton Chase are delighted to offer for sale this most attractive two bedroom ground floor maisonette with its own front and rear gardens, the property itself is in excellent condition and benefits from the following features, two bedrooms, lounge, modern fitted kitchen, gas central heating, double glazed windows, modern bathroom, 40 ft rear garden, share of freehold.

ACCOMMODATION

DOUBLE GLAZED FRONT DOOR

HALLWAY

Stripped floor boards, radiator, power points, storage cupboard housing electric meter and storage space.

LOUNGE 13' 5" x 12' 8" (4.09m x 3.86m)

Half angled bay window to front aspect, stripped floor boards, power points, radiator, working feature fireplace with inset coal fire, coving to ceiling, tv and telephone point.

KITCHEN 10' 3" x 7' 0" (3.12m x 2.13m)

Attractive range of fitted wall and base units with worksurfaces, inset sink/drainer with cupboards underneath, power points, fitted storage cupboard housing gas central heating boiler and storage space, double glazed window to side aspect, built in slim line dishwasher, built in four ring gas hob with extractor hood above, splash back tiling to walls, stripped floor boards, stable door to rear garden.

BEDROOM 1 11' 9" x 10' 8" (3.58m x 3.25m)

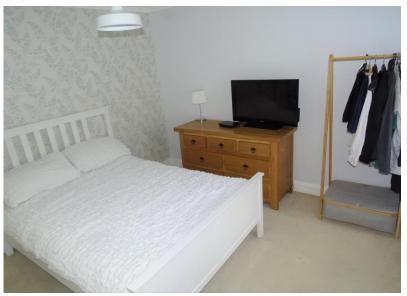
Double glazed window to rear aspect, fitted carpet, power points, double radiator, coving to ceiling.

BEDROOM 2 10' 0" x 7' 6" (3.05m x 2.28m)

Double glazed window to rear aspect, stripped floor boards, double radiator, power points, coving to ceiling.

BATHROOM 7' 2" x 5' 6" (2.18m x 1.68m)







Double glazed window to side aspect, low level wc, wash/hand basin with storage cupboard underneath, heated towel rail, enclosed paneled bath with wall mounted shower attachment, shower screen, tiled walls and flooring.

FRONT GARDEN

Mainly laid to lawn with a garden path, possible off street parking subject to local planning consent.

REAR GARDEN 40' 0" x 25' 0" (12.18m x 7.61m)

Mainly paved with flower and shrub boarders, raised decked area, outside water tap, two garden sheds, pedestrian side access.

SHARE OF FREEHOLD

