

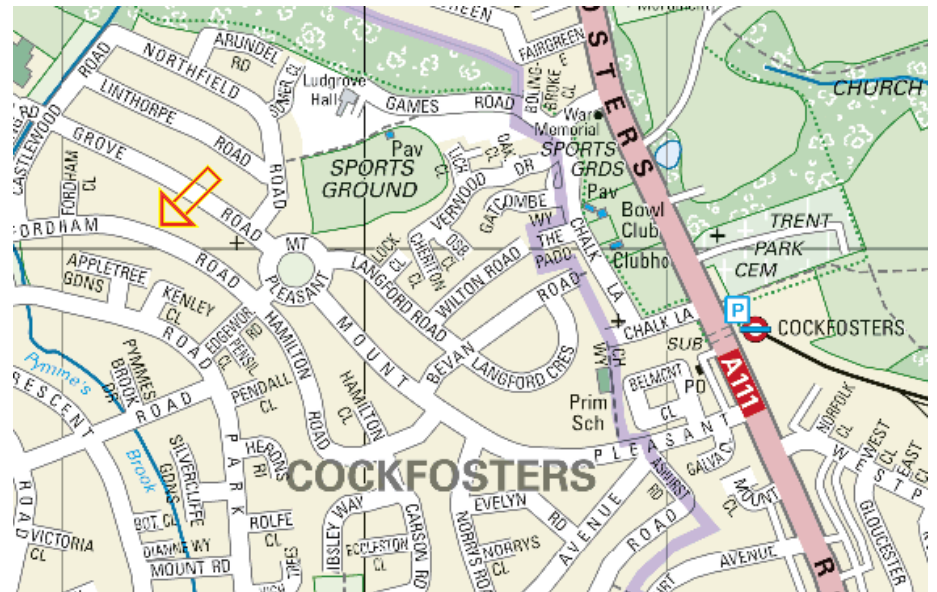


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



- 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.

9 Fordham Road

Barnet EN4 9AH

£475,000 Freehold

PROPERTY SUMMARY

Situated in this highly sought after location with in easy access of New Barnet overground and Cockfosters underground stations, local shops and schools including Jcoss Hamilton Chase are delighted to offer for sale this ex local authority two double bedroom semi detached house which offers scope to extend to the side as well as a loft conversion subject to planning permission. Features include two double bedrooms, lounge, 17 ft kitchen/diner, first floor bathroom, space for a downstairs cloakroom, double glazed windows, gas central heating, triangle shaped rear garden, wide front garden, chain free.

ACCOMMODATION

DOUBLE GLAZED FRONT DOOR

HALLWAY

Laminated wood flooring, radiator, two double glazed windows to side aspect, understairs storage cupboard housing gas and electric meters.

LOIUNGE 14' 4" x 11' 0" (4.37m x 3.35m)

Angled double glazed window to front aspect, laminated wood flooring, power points, tiled fireplace, radiator. tv and telephone point.

KITCHEN/DINER 17' 0" x 10' 0" (5.18m x 3.05m)

Range of fitted wall and base units with worksurfaces, built in electric hob with extractor hood above, built in oven, floor mounted gas central heating boiler, power points, lino flooring, plumbing for washing machine, inset stainless steel sink/drainers with cupboards underneath, two built in storage cupboards, double glazed windows to rear aspect, splash back tiling to walls, double glazed door to rear garden.

FIRST FLOOR LANDING

Double glazed window to side aspect, built in cupboard housing hot water cylinder, access to loft space.

BEDROOM 1 15' 2" x 12' 0" (4.62m x 3.65m)

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

BEDROOM 2 10' 10" x 10' 1" (3.30m x 3.07m)

Double glazed window to rear aspect, built in storage cupboard, fitted carpet, power points, radiator.

FAMILY BATHROOM

enclosed paneled bath with wall mounted shower attachment, wash/hand basin, low level wc, radiator, lino flooring, part tiled walls, double glazed window to rear aspect.

REAR GARDEN

Triangle shaped approximately 35 ft at longest point, garden path, grass area, two outside brick storage cupboards, pedestrian side access.

FRONT GARDEN

Wide frontage with scope for off street parking subject to planning permission.

