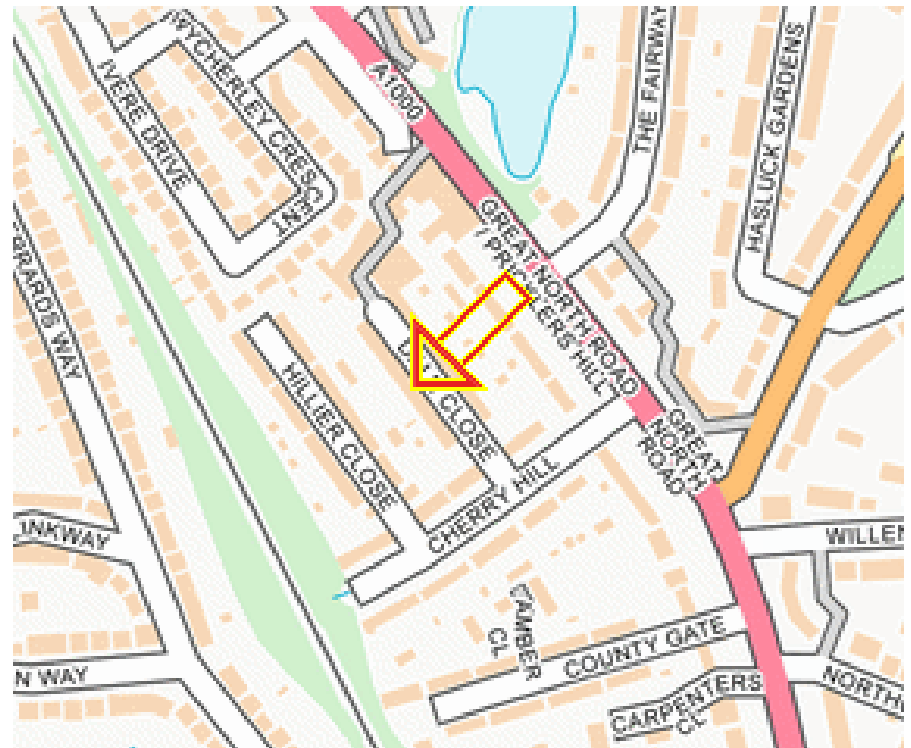




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1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. 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.
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# 7 Dale Close

Barnet EN5 1BH

£585,000 Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

## PROPERTY SUMMARY

Situated in this quiet cul de sac location within a short walk of the High Road and within easy access of both New Barnet and High Barnet overground and underground stations as well as local shops, restaurants and cafe bars Hamilton Chase are delighted to offer for sale this attractive three bedroom end of terrace family house which is being offered chain free. Features include three bedrooms, one reception, open plan kitchen/diner, gas central heating, double glazed windows, first floor bathroom, utility room, 75 ft rear garden, garage with rear access, chain free.

## ACCOMMODATION

### PART GLAZED FRONT DOOR

### HALLWAY

Laminated wood flooring, radiator, stained glass double glazed window to front aspect, power point, cupboard housing electric meter.

### LOUNGE 12' 10" x 12' 0" (3.91m x 3.65m)

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

### L SHAPED KITCHEN/DINER 17' 4" x 13' 10" (5.28m x 4.21m)

Narrowing to 8'10", fitted wall and base units with rolled top worksurfaces, inset stainless steel sink/drain, plumbing for washing machine, gas cooker, power points, splash back tiling to walls, laminated wood flooring, understairs storage cupboard, two radiators, tv and telephone point, built in cupboard housing gas central heating boiler, window and door to rear garden, double glazed french doors to rear garden.

### UTILITY ROOM 12' 0" x 5' 6" (3.65m x 1.68m)

Double glazed windows and doors to rear and front aspect, power points, plumbing for washing machine, fitted base unit with cupboards underneath.

### FIRST FLOOR LANDING

Fitted carpet, access to loft space, double glazed window to side aspect.

### BEDROOM 1 12' 10" x 9' 0" (3.91m x 2.74m)

Measured up to fitted wardrobes, fitted carpet, power points, radiator, built in storage cupboard with shelving, double glazed window to front aspect.

### BEDROOM 2 11' 0" x 9' 8" (3.35m x 2.94m)

Double glazed window to front aspect, power points, radiator, built in wardrobe with matching drawer units, built in shelving, fitted carpet.

### BEDROOM 3 6' 1" x 6' 1" (1.85m x 1.85m)

Double glazed window to side aspect, fitted carpet, power points, radiator, port hole window to front aspect.

### FAMILY BATHROOM

Enclosed paneled bath with wall mounted electric shower, shower rail and curtain, low level wc, wash/hand basin, lino flooring, part tiled walls, heated towel rail, double glazed window to rear aspect.

### FRONT GARDEN

Garden path, flower and shrub borders.

### REAR GARDEN 75' 0" x 25' 0" (22.84m x 7.61m)

Lawn area, patio area, outside water tap, garden shed, flower and shrub borders.

### GARAGE

With up and over door, access via rear service road.

