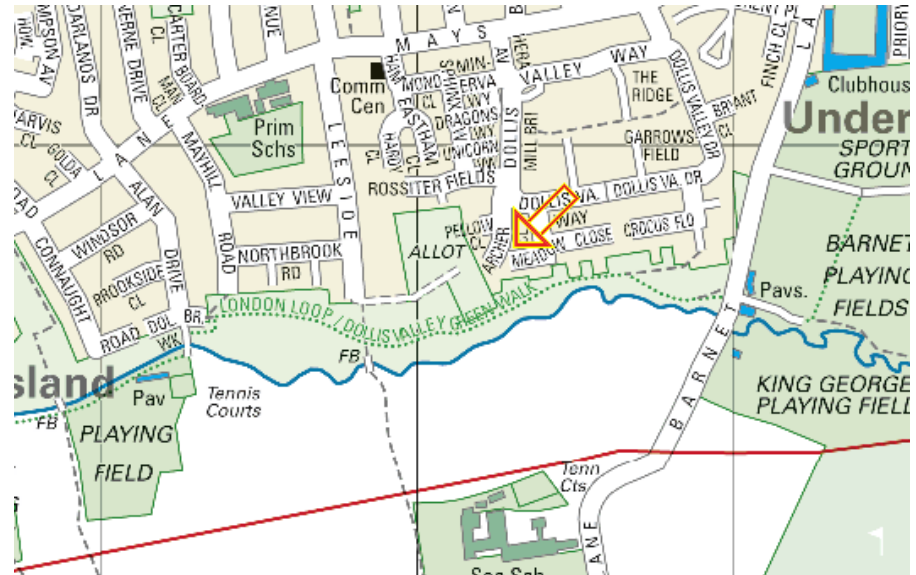




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1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. 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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74 Meadow Close

Barnet EN5 2UF

£325,000 Freehold

Energy performance certificate (EPC)

74 Meadow Close BARNET EN5 2UF	Energy rating D	Valid until: 10 November 2031
		Certificate number: 9408-3911-4209-6499-1204

Property type
Mid-terrace house

Total floor area
92 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

PROPERTY SUMMARY

Hamilton Chase are delighted to offer for sale this three bedroom prefabricated constructed mid terraced house which is in need of full modernisation and is offered with no onward chain. The property itself is ideally located for High Barnet underground station as well as a selection of local schools, shops and transport facilities. Features of the property includes three bedrooms, kitchen/diner, lounge/diner, gas central heating, first floor bathroom, front and rear gardens.

ACCOMMODATION

WOODEN FRONT DOOR

HALLWAY
Tiled flooring.

CLOAKROOM
Wash/hand basin, window to side aspect.

KITCHEN/DINER 16' 5" x 15' 5" (5.00m x 4.70m)
Two windows to front aspect, tiled flooring, built in oven, range of fitted wall and base units with worksurfaces, inset stainless steel sink/drainer with cupboards underneath, four ring gas hob with extractor hood above, power points, splash back tiling to walls, large walk in understairs storage cupboard, two built in storage cupboards.

LOUNGE/DINER 15' 5" x 13' 1" (4.70m x 3.98m)
Fitted carpet, yorkstone fireplace, power points, tv and telephone point, radiator, large window to rear aspect overlooking the garden, door to Lobby room with door to rear garden.

FIRST FLOOR LANDING
Fitted carpet, access to loft space.

BEDROOM 1 13' 3" x 9' 7" (4.04m x 2.92m)
Window to front aspect, radiator, power points, built in double wardrobe.

BEDROOM 2 13' 2" x 7' 11" (4.01m x 2.41m)
Window to rear aspect, fitted carpet, power points, radiator, built in double wardrobe.

BEDROOM 3 10' 2" x 7' 1" (3.10m x 2.16m)
Window to front aspect, fitted carpet, power points, built in cupboard.

BATHROOM 10' 2" x 5' 6" (3.10m x 1.68m)
Enclosed paneled bath with shower attachment, low level wc, wash/hand basin, tiled flooring, heated towel rail, splash back tiling to walls, window to front aspect.

FRONT GARDEN
Mainly paved with an outside storage cupboard.

REAR GARDEN 19' 8" x 15' 5" (5.99m x 4.70m)
Needs attention, pedestrian rear access.

