

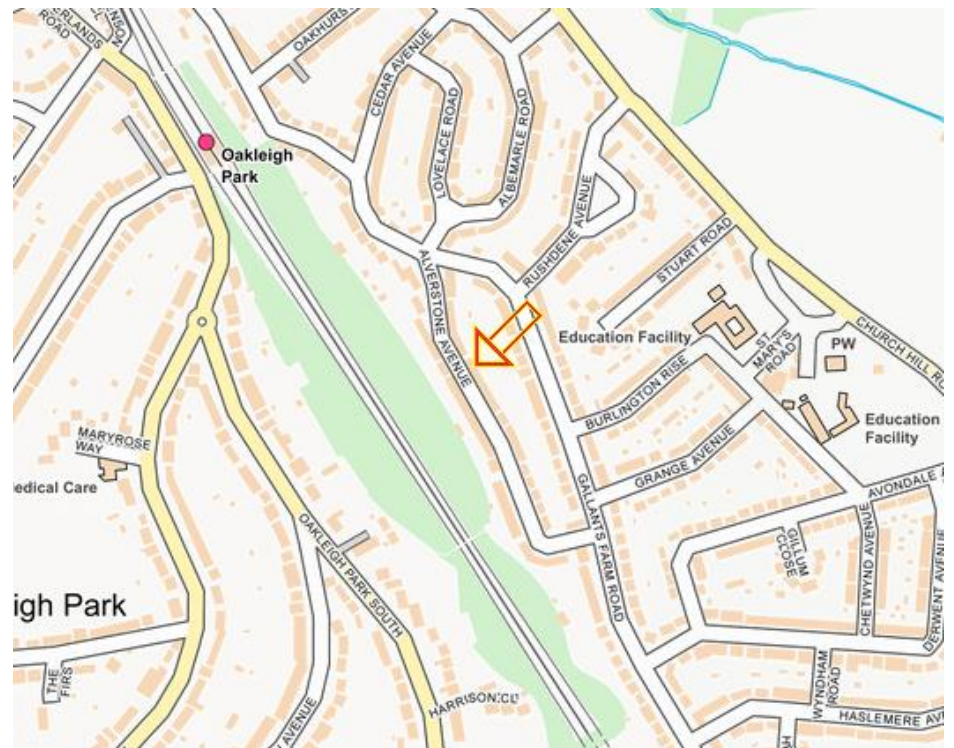


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Alverstone Avenue, East Barnet, EN4



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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.
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.
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75 Alverstone Avenue

Barnet EN4 8ED

Asking Price £950,000 Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROPERTY SUMMARY

Hamilton Chase are delighted to offer for sale this extended and truly stunning semi detached family property which has been refurbished and maintained to a high standard offering 1580 sq ft of living space. The property itself is ideally located within a short walk to Oakleigh Park Station and Oak Hill Park. Barnet is a popular choice for commuters due to the direct routes into Central London and being in close proximity to the North Circular, M1 and M25 motorways. Features of the property include 4/5 bedrooms, lounge/diner, 26 ft kitchen/breakfast room, ground floor cloakroom, utility room, two bathrooms, gas central heating, double glazed windows, 43 ft rear garden, off street parking, chain free, an internal viewing is most highly recommended.

ACCOMMODATION

FRONT DOOR

Double glazed front door.

HALLWAY

Tiled flooring with under floor heating, frosted double glazed windows to front aspect, two sky lights, understairs storage cupboard housing gas and electric meters and storage space, built in understairs storage cupboard.

CLOAKROOM

Low level wc, corner wash/hand basin, extractor fan, under floor heating, tiled flooring, spot lights.

LOUNGE/DINER 22' 11" x 13' 5" (6.98m x 4.09m)

Angled bay window to front aspect, Real wood flooring, power points, spot lights, two radiators, tv power point, telephone point, double glazed bi folding doors to Kitchen/diner.

TV ROOM/BEDROOM 13' 9" x 6' 7" (4.19m x 2.01m)

real wood flooring, power points, radiator, tv power point, telephone point, double glazed window to front aspect.

KITCHEN/BREAKFAST ROOM 26' 6" x 12' 4" (8.07m x 3.76m)

An extensive range of fitted wall and base units with granite worksurfaces, Siemens built in appliances including a five ring gas hob with extractor hood above, oven and separate grill, hot plate, power points, glass splash back to wall, spot lights, four skylights, center island with granite worksurface, inset stainless sink with mixer tap, dishwasher, wine cooler, storage cupboards and drawers, power points, breakfast bar, tiled flooring with under floor heating, double glazed sliding patio doors to rear garden.

UTILITY ROOM

Wall mounted storage cupboards, granite worksurface, inset stainless steel sink with mixer tap, power points, wall mounted gas central heating boiler, spot lights, fitted cupboard housing Mega flow tank, sky light.

FIRST FLOOR LANDING

Fitted carpet, power point, frosted double glazed window to side aspect.

BEDROOM 3 11' 9" x 11' 0" (3.58m x 3.35m)

Angled double glazed bay window to front aspect, wood flooring, power points, tv and telephone point, radiator, fitted floor to ceiling wardrobes with matching dressing table and chest of drawers.

BEDROOM 2 11' 9" x 11' 6" (3.58m x 3.50m)

Double glazed window to rear aspect with views, wood flooring, power points, radiator, fitted floor to ceiling wardrobes with matching dressing table and drawers.

BEDROOM 4 7' 10" x 7' 8" (2.39m x 2.34m)

Double glazed window to front aspect, wood flooring, power points, radiator.

FAMILY BATHROOM 8' 0" x 7' 10" (2.44m x 2.39m)

Paneled bath with power shower above, shower screen, low level wc, wash/hand basin with with drawer unit underneath, fitted wall unit with storage, mirror fronted cabinet mounted on wall, tiled walls and flooring, heated towel rail, spot lights, double glazed window to rear aspect.

SECOND FLOOR LANDING

Fitted carpet, spot lights, double glazed window to side aspect.

MASTER BEDROOM/BEDROOM 1 16' 6" x 12' 0" (5.03m x 3.65m)

Double glazed windows to rear aspect with views, wood flooring, power points, tv and telephone point, eaves storage space, spot lights, two skylights.

EN-SUITE 7' 2" x 7' 0" (2.18m x 2.13m)

Corner shower cubicle with power shower above, low level wc, vanity unit with inset wash/hand basin, tiled walls and flooring, heated towel rail, spot lights, extractor fan, wall mounted storage cupboard, electric shaver point, frosted double glazed window to rear aspect.

FRONT GARDEN

Paved with a dropped curb, off street parking for 2cars, outside water tap. outside lighting.

REAR GARDEN 43' 0" x 26' 0" (13.10m x 7.92m)

Steps leading down to artificial lawn area, raised garden beds, outside lighting, patio area, garden shed.

