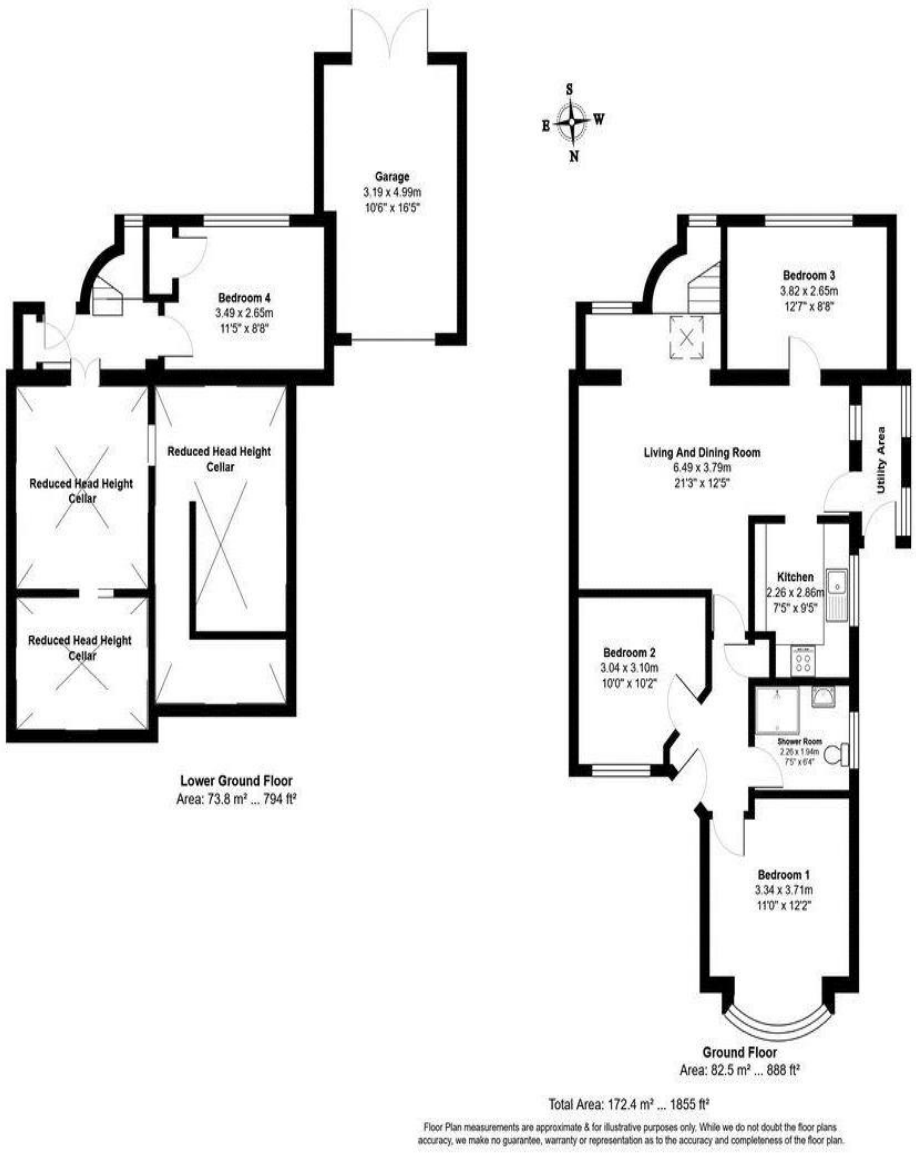
Hamilton CHASE

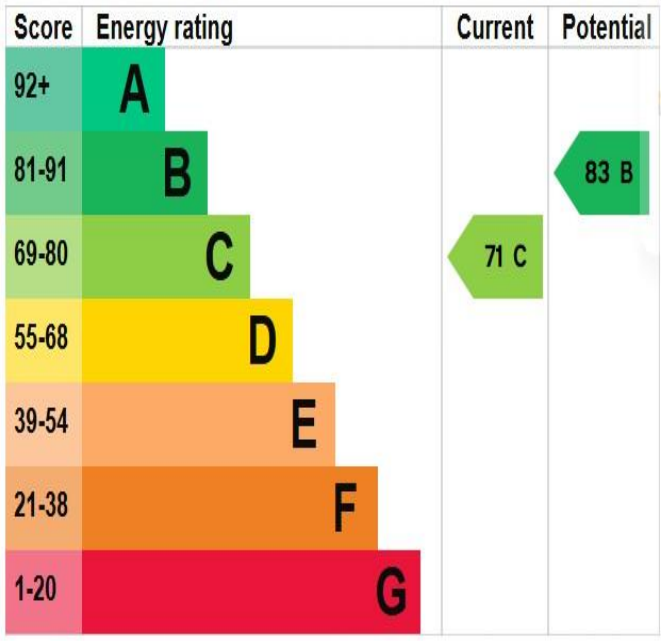


Hamilton Chase Estates Limited, 141 High Street, Barnet, Hertfordshire EN5 5UZ
t: 020 8441 1123 f: 020 8441 2012 w: hamiltonchase.co.uk e: info@hamiltonchase.co.uk

hamiltonchase.co.uk 020 8441 1123







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.
5. 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.

31 Hamilton Road
Barnet EN4 9HD

£775,000 **Freehold**



PROPERTY SUMMARY

Situated in this ever popular residential turning off Mount Pleasant and within easy access for bus routes, shops, extensive range of restaurants, excellent Schools and Cockfosters Underground Station. Hamilton Chase are delighted to offer for sale this attractive semi-detached Bungalow arranged over two floors with scope to extend into the cellar to create another floor. Features include four double bedrooms, open plan living and dining room, fitted kitchen, shower room, utility area, gas central heating, double glazed windows, 77 ft south facing rear garden, garage shared driveway, off street parking, garden room, viewing highly recommended.

ACCOMMODATION

DOUBLE GLAZED FRONT DOOR

HALLWAY
Fitted carpet, cupboard housing electric fuse box, built in storage cupboard housing gas central heating boiler, access to insulated loft space.

BEDROOM 1 12' 2'' x 11' 0'' (3.71m x 3.35m)
Angled double glazed bay window to front aspect, fitted carpet, power points, radiator, tv and telephone point, wall mounted air conditioning unit.

BEDROOM 2 10' 2'' x 10' 0'' (3.10m x 3.05m)
Double glazed window to front aspect, fitted carpet, power points, tv and telephone point, radiator, coving to ceiling.

SHOWER ROOM 7' 5'' x 6' 4'' (2.26m x 1.93m)
Shower cubicle, low level wc, wash/basin, lino flooring, tiled walls, spot lights, wall mounted heated towel rail, double glazed frosted window to side aspect.

LIVING AND DINING ROOM 21' 3'' x 12' 5'' (6.47m x 3.78m)
Fitted carpet, coving to ceiling, spot lights, three radiators, tv and telephone point, skylight, wall mounted air conditioning unit, power points, stair case to lower ground floor.

BEDROOM 3 12' 7'' x 8' 8'' (3.83m x 2.64m)
Double glazed windows to rear aspect, fitted carpet, power points, tv and telephone point, radiator, wall mounted air conditioning unit, spot lights.

OUTSIDE UTILITY AREA
Tiled flooring, plumbing for washing machine, power points, double glazed windows and door to side and front aspect.

KITCHEN 9' 5'' x 7' 5'' (2.87m x 2.26m)
Range of fitted wall and base units with worksurfaces, built in four ring gas hob with extractor hood above, built in electric oven and grill, power points, splash back tiling to walls, built in dishwasher, inset stainless steel sink/drainer with cupboards underneath, double glazed window to side aspect.

LOWER GROUND FLOOR
Staircase leading to lower ground floor, spot lights, coving to ceiling, double glazed window to rear aspect.

HALLWAY
Fitted carpet, radiator, power points, built in cupboard, door to reduced head height cellar space in three sections.

BEDROOM 4 11' 5'' x 8' 8'' (3.48m x 2.64m)
Double glazed window to rear aspect, fitted carpet, power points, wall mounted air conditioning unit, coving to ceiling, spot lights, built in cupboard.

GARAGE 16' 5'' x 10' 6'' (5.00m x 3.20m)
With power and light, up and over door. access via a shared driveway, electric car charging point, off street parking for one car.

REAR GARDEN 77' 0'' x 43' 0'' (23.45m x 13.10m)
South facing, patio area, flower and shrub boarders, garden pathway, lawn area, outside power point and water tap, mature trees, garden shed.

GARDEN ROOM 14' 7'' x 11' 4'' (4.44m x 3.45m)
Double glazed door and windows, fitted carpet, power points, wall mounted air conditioning unit, built in storage cupboard.





















