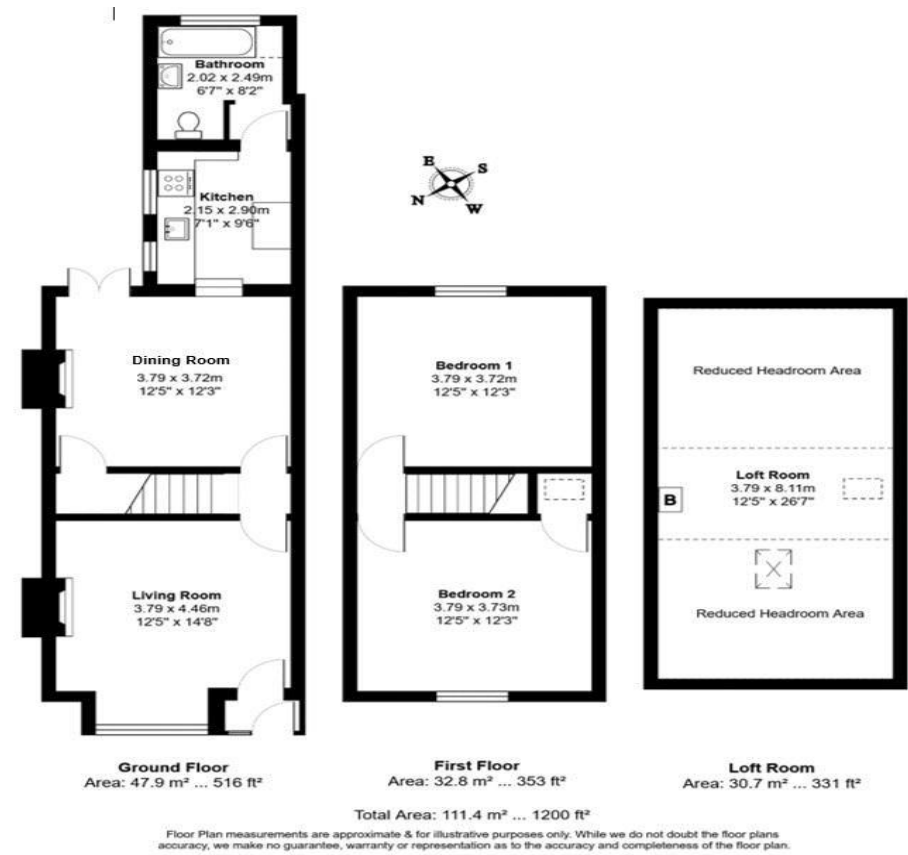




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

- 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.

17 Bells Hill

Barnet EN5 2SG

£550,000

Freehold

PROPERTY SUMMARY

Situated in this highly sought after location within easy access of High Barnet Underground Station as well as the High Street with its shopping facilities and a selection of excellent schools. Hamilton Chase are delighted to offer for sale this most attractive character end of terraced house of which an internal viewing is most highly recommended. The property itself has been maintained in good order and has the following features, two double bedrooms, living room and a separate dining room, fitted kitchen, ground floor bathroom, gas central heating, double glazed windows, loft room which can be converted into a double bedroom with an en-suit subject to the normal planning consents, 65 ft rear garden.

ACCOMMODATION

GLAZED PORCH
With part glazed front door, windows to front aspect, part glazed front door.

LIVING ROOM 14' 8" x 12' 5" (4.47m x 3.78m)
Double windows to front aspect, stripped floor boards, coving to ceiling, picture rail, power points, double radiator, tv and telephone point, feature fireplace, door to inner hallway.

INNER HALLWAY
Stripped floorboards, center staircase to first floor landing.

DINING ROOM 12' 5" x 12' 3" (3.78m x 3.73m)
Stripped floorboards, coving to ceiling, picture rail, double radiator, tv and telephone point, feature fireplace, understairs storage cupboard housing electric meter, fuse box and storage space, double glazed patio doors to rear garden.

KITCHEN 9' 6" x 7' 1" (2.89m x 2.16m)
Attractive range of fitted wall/base units with with wood worksurfaces, inset butler sink with mixer tap and cupboard underneath, plumbing for washing machine, double radiator, lino flooring, access to second loft space, free standing cooker and oven, extractor fan, double glazed windows to side aspect, door to second inner lobby area.



BATHROOM 8' 2" x 6' 7" (2.49m x 2.01m)
Enclosed paneled bath with shower attachment, part tiled walls, wash/hand basin, low level wc, non slip flooring, extractor fan, double radiator, frosted double glazed window to rear aspect.

FIRST FLOOR LANDING
Power point.

BEDROOM 1 12' 5" x 12' 3" (3.78m x 3.73m)
Double glazed window to rear aspect, power points, coving to ceiling, picture rail, double radiator.

BEDROOM 2 12' 5" x 12' 3" (3.78m x 3.73m)
Double glazed window to front aspect, stripped floorboards, power points, double radiator, coving to ceiling, picture rail, walk in cupboard with access to the Loft Room/Loft Space.

LOFT ROOM 26' 7" x 12' 5" (8.10m x 3.78m)
Reduced headroom area, power points, boarded and insulated, skylight.

REAR GARDEN 65' 0" x 17' 0" (19.80m x 5.18m)
65 ft at the longest point, large decked area with steps leading down to the lawn area, outside water tap, flower and shrub boarders, pedestrian side access, garden shed/summer house.

