

MAUNDER TAYLOR

FOR SALE – CHAIN FREE

(Selling on behalf of executors)



61 HILLSIDE GARDENS, NEW BARNET, EN5 2NQ

An extended 3-bedroom semi-detached property, situated in a popular residential turning, running between Mays Lane and Wood Street.

The property is approximately half a mile from the shopping facilities of High Barnet, and High Barnet underground station (Northern Line) is within a mile.

Offered to the market chain free, this property has been extended at ground floor level, creating a large kitchen morning room. It benefits from a terrace overlooking the rear garden and a large drive way providing off-street parking for 2 – 3 cars.

VIEWING BY APPOINTMENT ONLY

FEATURES AND ACCOMMODATION

3 BEDROOMS • TWO RECEPTION ROOMS • EXTENDED KITCHEN MORNING ROOM
FAMILY BATHROOM • 60' GARDEN
GARAGE WITH OWN DRIVE providing off-street parking for 2-3 cars

GUIDE PRICE: £775,000 - FREEHOLD

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.
1320 High Road, Whetstone, London N20 9HP - www.maunder-taylor.co.uk – 020 8446 0011



Double glazed door with double glazed colour leaded side panel opening to;

Hallway

with wood strip flooring, stairs rising to 1st floor, radiator, under stair storage cupboard housing gas meter, guest cloakroom comprising WC with corner wall mounted wash basin, tiled floor.

Doors opening to;

Sitting Room

Decorative fire place with tiled surround and wooden mantle, laminate flooring, decorative coving, radiator, double glazed window to front

Living Room

Decorative fire place with tiled surround and wooden mantle, decorative coving, radiators, double glazed sliding patio door to rear terrace.

Extended Kitchen Morning Room

Range of fitted wall & base units with work top, 1 ½ bowl sink & drainer, 4-ring gas hob with hood above, electric oven/grill, integrated dish washer, space and plumbing for a washing machine, wall mounted gas boiler, tiled floor, radiators, double glazed window and sliding patio door on to rear terrace, internal door opening to garage.

FIRST FLOOR

Double glazed window to side, wood strip flooring on landing, access to loft, doors opening to;

Bedroom 1 Decorative coving, laminate flooring, radiator, double glazed window to front

Bedroom 2 Decorative coving, laminate flooring, radiator, double glazed window to rear.

Bedroom 3 Radiator, decorative coving, laminate flooring, double glazed window to front.

Combined bathroom & WC - With panel enclosed bath with mixer tap and hand held shower, as well as further electric shower (not tested), close-coupled WC, bidet, pedestal wash hand basin, tiled floor, partially tiled walls, radiator, windows to side and rear.

Garden **Approx 60'** with paved terrace, steps down to garden with some mature trees and shrubs to borders, and brick built garden store.

Front Garden paved and providing off street parking for 2 – 3 cars.

Garage With Up and over door from drive way.

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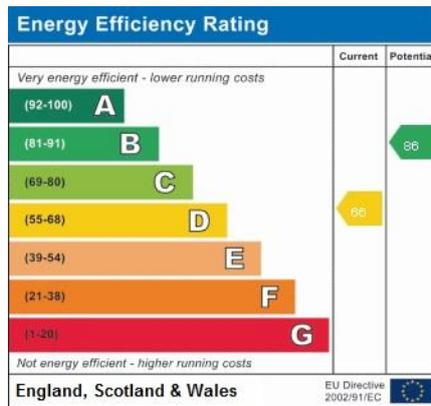
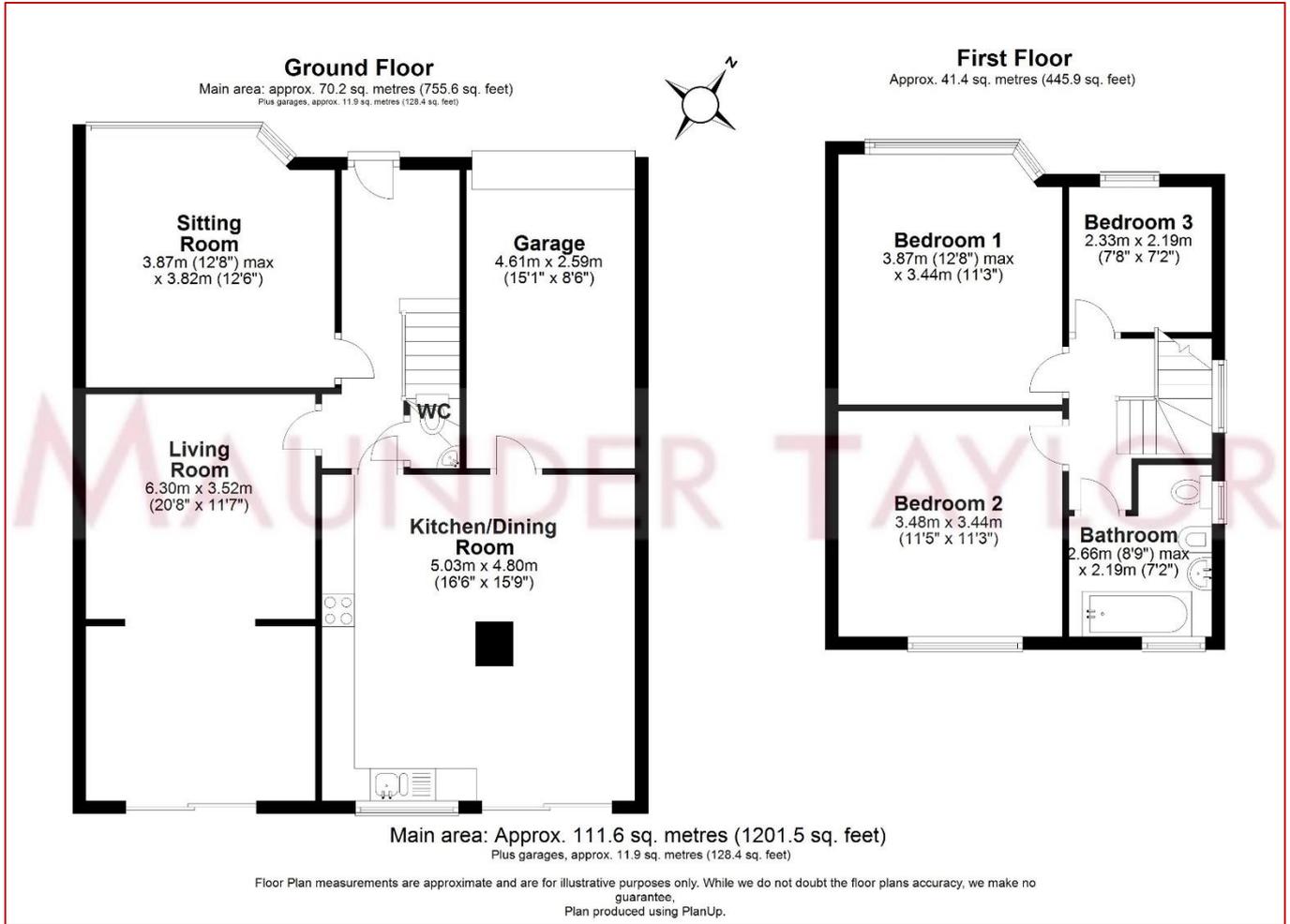


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FLOOR PLAN

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