

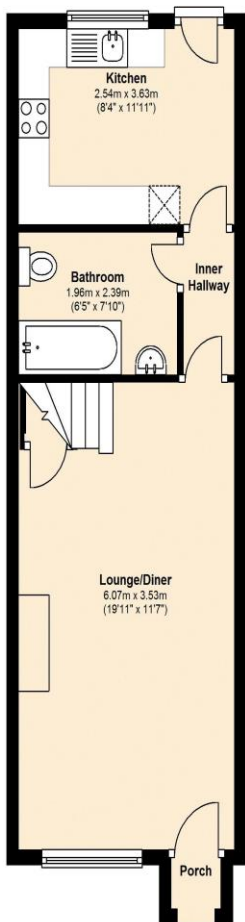


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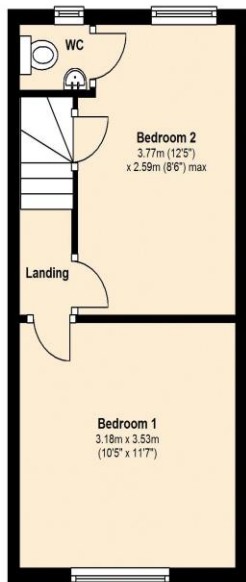
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020 8441 1123

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 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.



# 81 Hadley Highstone

High Barnet EN5 4QQ

£599,995

Freehold

## PROPERTY SUMMARY

Hamilton Chase are delighted to bring to the market this charming two double bedroom period cottage situated in this highly sought after conservation area of Hadley Highstone and within easy access of the High Street and High Barnet Underground Station. The property itself is being offered chain-free and has the following features, two double bedrooms, 20ft lounge/diner, fitted kitchen, ground floor bathroom, gas central heating, cloakroom on the first floor, well maintained 70 ft rear garden, garage at the rear of the property with a parking space in front, an internal viewing is most highly recommended.

## ACCOMMODATION

### PART GLAZED FRONT DOOR

### LOUNGE/DINER 19' 11" x 11' 7" (6.07m x 3.53m)

Sash windows to front aspect, fitted carpet, power points, coving to ceiling, tv and telephone point, feature fireplace, two radiators, understairs storage cupboard housing electric meter.

### INNER HALLWAY

Lino flooring, spot lights.

### BATHROOM 7' 10" x 6' 5" (2.39m x 1.95m)

Paneled bath with shower attachment, shower screen, low level wc, vanity unit with inset wash/hand basin, three tiled walls, heated towel rail, spot lights, extractor fan, lino flooring.

### KITCHEN 11' 11" x 8' 4" (3.63m x 2.54m)

Range of fitted wall and base units with worksurfaces, inset stainless steel sink/drainers with cupboards underneath, built in washing machine, built in four ring gas hob with extractor hood above, built in electric oven, wall mounted gas central heating boiler, splash back tiling to walls, power points, radiator, windows to rear aspect over looking the rear garden, door to rear garden.

### FIRST FLOOR LANDING

Access to loft space via loft ladder.



### BEDROOM 1 11' 7" x 10' 5" (3.53m x 3.17m)

Sash windows to front aspect, fitted carpet, power points, coving to ceiling, radiator.

### BEDROOM 2 12' 5" x 8' 6" (3.78m x 2.59m)

Windows to rear aspect over looking the rear garden, fitted carpet, power points, radiator, built in storage cupboard, door to cloakroom.

### CLOAKROOM

Low level wc, wash/hand basin, fitted carpet, window to rear aspect.

### FRONT GARDEN

Lawn area, flower boarded, pathway leading up to front door.

### REAR GARDEN 70' 0" x 15' 0" (21.32m x 4.57m)

Well maintained rear garden, patio area leading to a raised lawn area, various shrubs and plants, pedestrian rear access and access to garage.

### GARAGE

With power and light and up and over door with rear access from Old Fold Lane, parking space in front of garage.





