

# **Hadley Highstone**

Barnet, EN5 4QQ

\* CHAIN FREE \*

A DECEPTIVELY SPACIOUS HOME in the heart of Hadley Highstone, offering an attractive property in this EXTREMELY SOUGHT AFTER LOCATION.

This beautifully presented family residence, arranged over three levels, in an enviable set back position on a lawned frontage, has been renovated to an exceptionally high standard. Offering a bright and modern interior, with a tranquil ambience, the property has been thoughtfully updated throughout.

Comprising a welcoming entrance hall, STYLISH KITCHEN/BREAKFAST ROOM, generous reception opening onto private rear garden, GUEST CLOAKROOM, THREE DOUBLE BEDROOMS and TWO BATHROOMS.

The dwelling benefits from a mature westerly rear garden, storage shed, GARAGE and OFF STREET PARKING. Ideally located for access to highly regarded SCHOOLING, SHOPPING & TRANSPORT FACILITIES, and within walking distance to HADLEY GREEN & BARNET HIGH STREET with its multiple shops, cafés and restaurants.

EPC: D

BARNET COUNCIL TAX BAND: E

TENURE: Freehold

























#### **GROUND FLOOR**

**Entrance Hallway** 

Kitchen

14'8 x 12'6 (4.47m x 3.81m)

**Reception Room** 

20'2 x 12'10 (6.15m x 3.91m)

**Guest Cloakroom** 

**FIRST FLOOR** 

Landing

Principal/Bedroom One

20'2 x 13'0 (6.15m x 3.96m)

**Bedroom Two** 

12'7 x 12'7 (3.84m x 3.84m)

**Family Bathroom** 

**SECOND FLOOR** 

Landing

**Bedroom Three** 

11'9 x 11'2 (3.58m x 3.40m)

**Shower Room** 

Eaves/Storage

Store

7'10 x 6'1 (2.39m x 1.85m)

**GARAGE** 

18'2 x 9'2 (5.54m x 2.79m)

**GARDEN** 

88'0 x 21'0 (26.82m x 6.40m)

### Floor Plan



Hadley Highstone, EN5

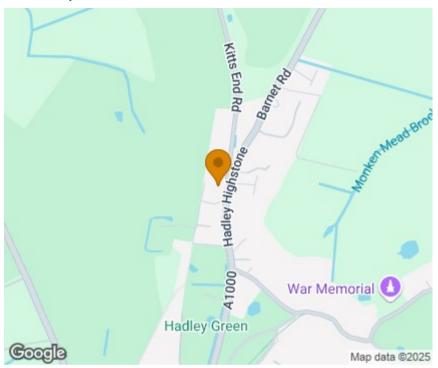
APPROXIMATE GROSS INTERNAL AREA 1646 SQ FT / 152.94 SQ M INC. GARAGE & STORE
SFANHFANEY THIS IMAGE IS ILLUSTRATIVE ONLY. NOT TO SCALE: COPYRIGHT THE IMAGE TAILOR LTD, 2025

### **Viewing**

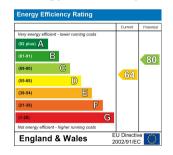
Please contact our Barnet Office on 020 8441 7173

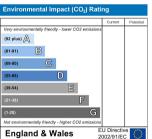
if you wish to arrange a viewing appointment for this property or require further information.

# Area Map



# **Energy Efficiency Graph**





- 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 Sean Heaney 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.

Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

T: 020 8441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk