



Langley Row Hadley Highstone - EN5 4PB

£950,000 Freehold

SEMI DETACHED HOUSE • THREE BEDROOMS (POTENTIAL FOURTH) • TWO BATHROOMS (POTENTIAL THIRD) • DOUBLE GARAGE WITH ELECTRIC DOOR • WALKING DISTANCE TO HIGH BARNET UNDERGROUND STATION • ACCESS TO SCHOOLS AND AMENITIES • SOUGHT AFTER CONSERVATION AREA • CHAIN FREE • FREEHOLD • EPC RATING - D

KINGS
SALES LETTINGS MANAGEMENT





Situated in the highly sought after Hadley Highstone Conservation Area is this chain free semi detached freehold home. The ground floor comprises an inviting entrance hall with storage, cloakroom, spacious living room with fireplace, newly fitted kitchen with appliances and dining room. The first floor features a master bedroom with fitted wardrobes and balcony, en-suite bathroom, second double bedroom and a w/c which was originally the family bathroom and can be converted back to such. The second bedroom could be divided to create a four bedroom house as is consistent with neighbouring properties. The top floor benefits from another large double bedroom with fitted wardrobes, en-suite shower room and eaves storage. This newly decorated property further benefits from a large rear garden, double garage with electric up and over door, pretty frontage with mature shrubbery and resident parking bays. This home is conveniently located for an abundance of amenities and schools including High Barnet Underground, The Shire Golf Club, Old Fold Manor Golf Club, Hadley Wood Golf Club & Tennis Club, Queen Elizabeth's School and Girls School, Monken Hadley Junior School, Dame Alice Owen's, Lochinver House, Stormont, Mill Hill School, Belmont, Haberdashers Aske's and Queenswood. The vendor of this property will kindly make a contribution to the fitting of new flooring which can be discussed further.



Ground Floor Building 1



Floor 2 Building 1

Ground Floor Building 2

Approximate total area⁽¹⁾

1751.71 ft²

162.74 m²

Reduced headroom

116.86 ft²

10.86 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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