



17 Old Fold Lane, Barnet, Herts, EN5 4QN
£675,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Available CHAIN FREE is this stunning 2 double bedroom period house situated in the highly sought after area of Hadley Highstone in a quiet lane adjacent to Old Fold Manor Golf Club. Renovated by the current vendor to provide an open plan double reception room with a dining area that leads through to the bespoke fitted kitchen with integrated

appliances and a guest w.c. The first floor features a large master bedroom with fitted wardrobes and en suite bathroom and a second double bedroom with en suite shower room. Externally there is a low maintenance rear garden. Viewings by prior appointment.



- STUNNING TWO DOUBLE BEDROOM PERIOD HOUSE
- SITUATED IN THE HIGHLY SOUGHT AFTER AREA OF HADLEY HIGHSTONE
- QUIET LANE ADJACENT TO OLD FOLD MANOR GOLF CLUB
- RENOVATED BY CURRENT VENDOR
- OPEN PLAN DOUBLE RECEPTION ROOM
- GUEST W.C.
- LARGE MASTER BEDROOM WITH EN-SUITE BATHROOM
- 2ND BEDROOM WITH ENSUITE SHOWER ROOM
- CHAIN FREE
- COUNCIL TAX BAND E - BARNET COUNCIL



FRONT PORCH

Wooden part glazed front door with side lights plus further wooden door leading to

LOUNGE / DINER

Wood effect flooring, spotlights to ceiling, 2 double radiators, 2 sash windows to front, with double glazed sash window to rear, under stairs storage cupboard, further storage cupboard housing consumer unit and stairs to first floor.

KITCHEN

Bespoke fitted kitchen featuring wall, drawer and base units in grey with quartz working surface above, under counter lighting, ceramic inset sink with mixer tap, built-in electric hob with extractor hood over, built-in Bosch electric oven and Bosch microwave, integrated fridge freezer, integrated Hotpoint dishwasher, integrated washing machine, double radiator, double glazed french doors leading to rear garden, 2 double glazed sash windows to side, tiled floors and spotlights to ceiling.

CLOAKROOM

WC, wall mounted wash hand basin, double glazed window to rear, wall mounted Potterton combi boiler. Porcelain tiled flooring, partly tiled walls, chrome heated towel rail.

BEDROOM ONE

Spotlights to ceiling and cornice, double glazed sash window to rear, fitted wardrobes with mirror fronted sliding doors, door leading to



EN-SUITE BATHROOM

Ceramic tiled flooring, partly tiled walls, ceiling spotlights, double glazed sash frosted window to rear, low flush WC, wall mounted wash hand basin with drawers under, chrome heated towel rail, tiled enclosed bath independent wall mounted shower and screen.

BEDROOM TWO

Sash window to front, double doors to built-in wardrobe, double radiator, door leading to

ENSUITE SHOWER ROOM

Spotlights, extractor fan, chrome heated towel rail, low flush WC, wall mounted wash hand basin with vanity unit under, shower cubicle with wall mounted electric shower.

REAR GARDEN

Patio area, lawn area, large wooden shed, outside lighting, outside water tap

FRONT OF PROPERTY

Borders with mixed planting and covered gas meter

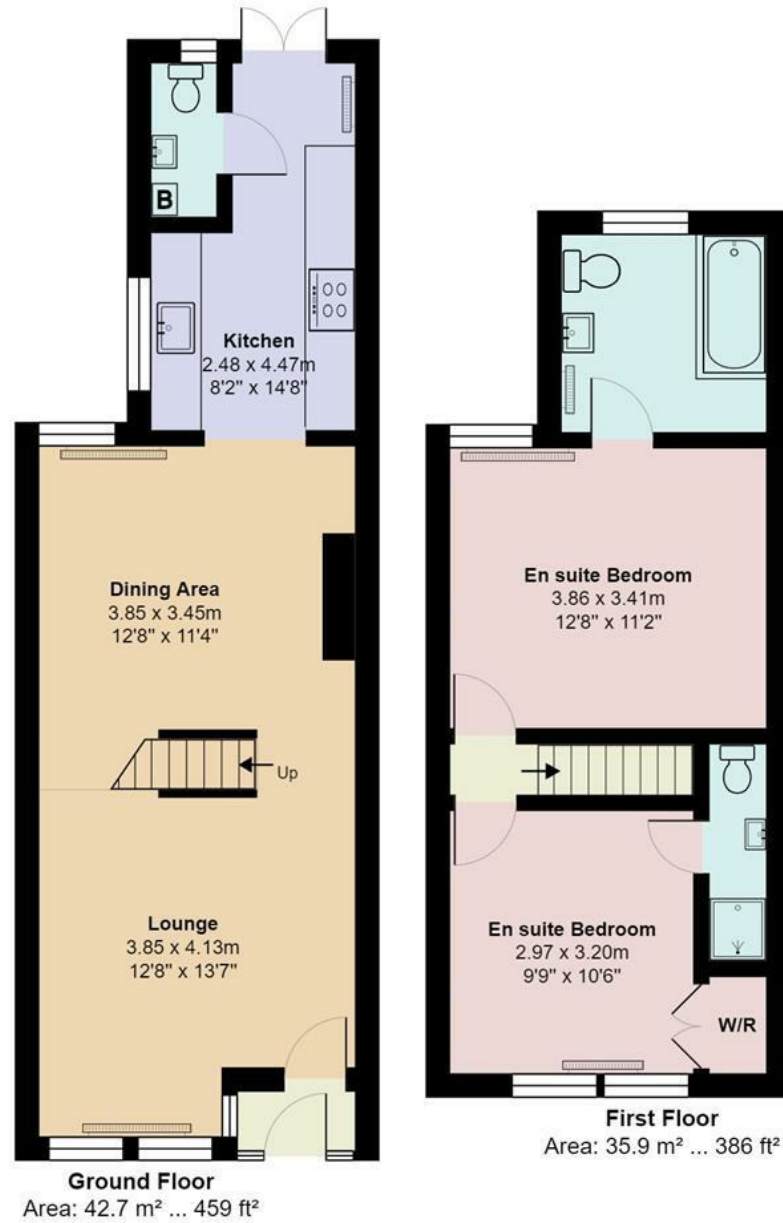
Tenure - Freehold. Council tax band E - Barnet Council.

Property Misdescriptions Act

As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to







Old Fold Lane, Hertfordshire EN5

Total Area: 78.6 m² ... 846 ft²

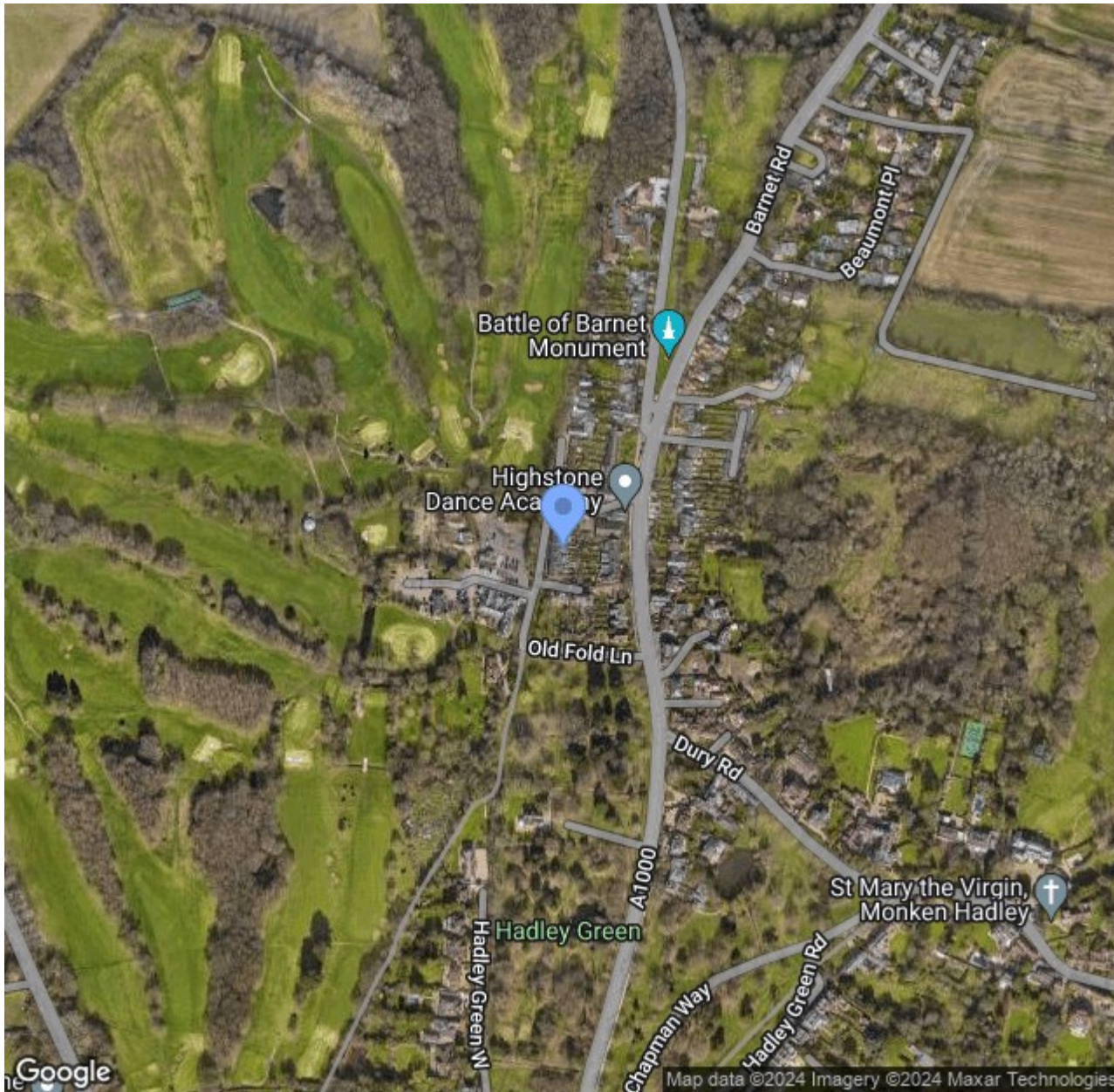
All measurements are approximate and for display purposes only



its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
86-92 (A)	93-100 (A+)	200-250 (A)	100-150 (A)
69-85 (B)	87-92 (B+)	150-200 (B)	100-150 (B)
50-68 (C)	83-86 (C)	100-150 (C)	100-150 (C)
35-49 (D)	79-82 (D)	75-100 (D)	100-150 (D)
29-34 (E)	75-78 (E)	50-75 (E)	100-150 (E)
15-28 (F)	72-74 (F)	25-50 (F)	100-150 (F)
1-14 (G)	69-71 (G)	1-25 (G)	100-150 (G)
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
86	86		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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