

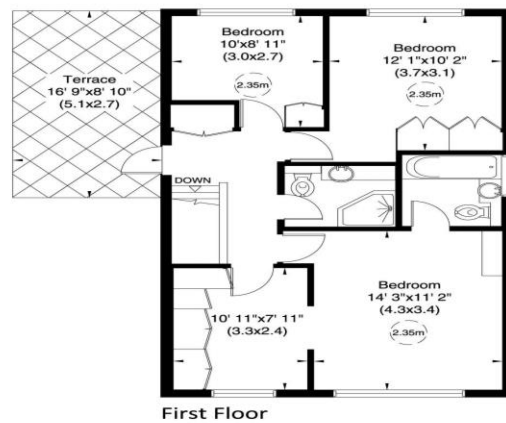
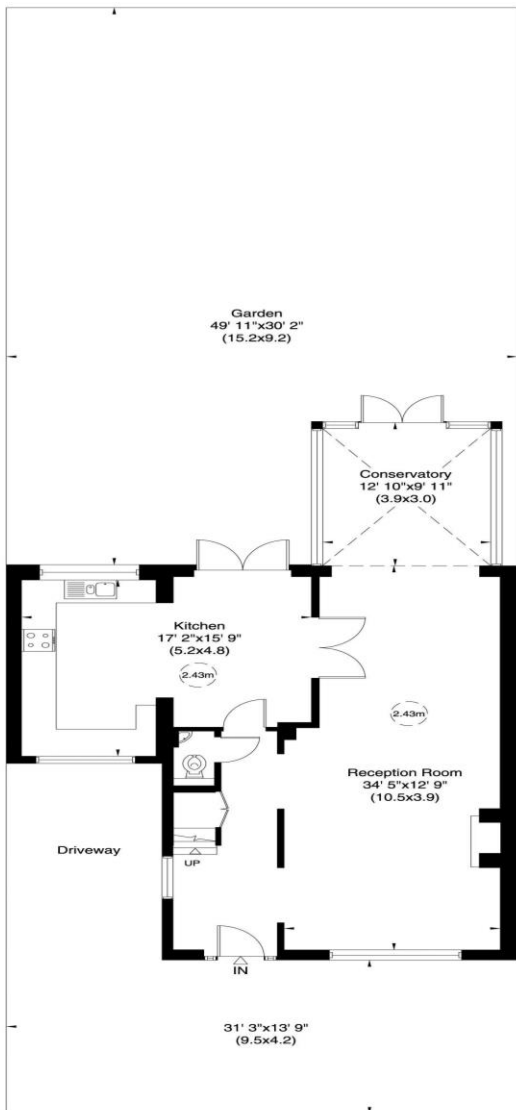


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Hadley Grove, EN5
 Approximate Gross Internal Area
 147 sq m/ 1583 sq ft
 Not to Scale, for identification only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

First Floor

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



- 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.

28 Hadley Grove

Barnet EN5 4PH

£945,000

Freehold

PROPERTY SUMMARY

Situated on the highly sought after Hadley Grove, this warm and inviting three bedroom, two bathroom home offers open plan living within a quiet residential setting. The ground floor has been thoughtfully designed to create a bright and spacious open-plan kitchen, dining and living area. With a conservatory to the rear of the house, an abundance of natural light streams throughout this level and delivers direct access to the rear garden. The property comprises three well-proportioned bedrooms, including a generous principal bedroom complete with en suite bathroom and separate dressing room, and further benefits from a private roof terrace. Hadley Grove is a stone's throw from the nearby green open spaces and offers convenient access to High Barnet town centre, with it's wide variety of shops, cafes and amenities. Transport links provide straightforward access into Central London, making this an ideal location for commuters.

ACCOMMODATION

HALLWAY

RECEPTION ROOM 34' 5" x 12' 9" (10.48m x 3.88m)

CONSERVATORY 12' 10" x 9' 11" (3.91m x 3.02m)

KITCHEN/DINER 17' 2" x 15' 9" (5.23m x 4.80m)

BEDROOM 1 14' 3" x 11' 2" (4.34m x 3.40m)

EN-SUITE BATHROOM

EN-SUITE DRESSING ROOM 10' 11" x 7' 11" (3.32m x 2.41m)

BEDROOM 2 12' 1" x 10' 2" (3.68m x 3.10m)

BEDROOM 3 10' 0" x 8' 11" (3.05m x 2.72m)

SHOWER ROOM

TERRACE 16' 9" x 8' 10" (5.10m x 2.69m)

REAR GARDEN 49' 11" x 30' 2" (15.20m x 9.19m)



