



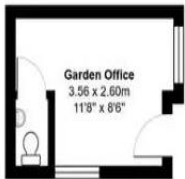
HamiltonCHASE



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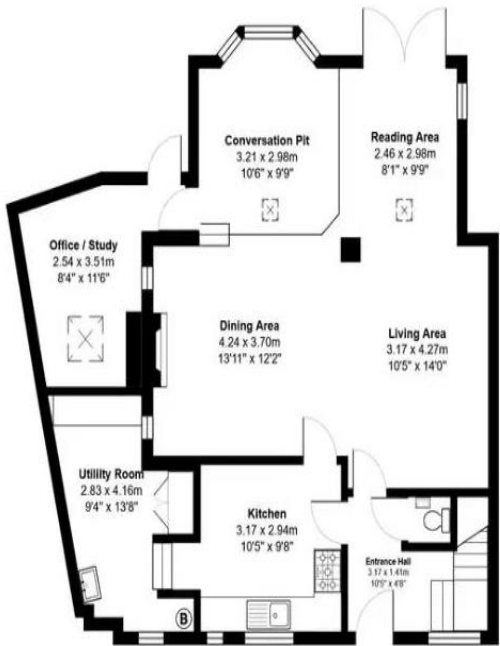
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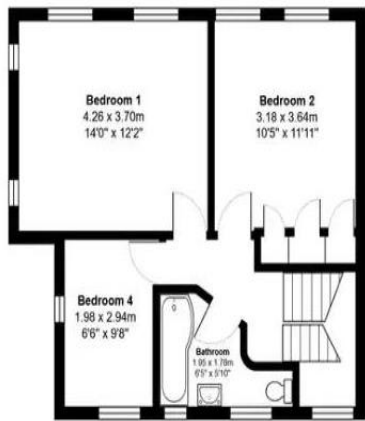
Outbuilding  
Area: 8.9 m<sup>2</sup> ... 96 ft<sup>2</sup>



Garage  
Area: 14.6 m<sup>2</sup> ... 157 ft<sup>2</sup>



Ground Floor  
Area: 89.2 m<sup>2</sup> ... 960 ft<sup>2</sup>



First Floor  
Area: 48.5 m<sup>2</sup> ... 522 ft<sup>2</sup>



Second Floor  
Area: 22.9 m<sup>2</sup> ... 246 ft<sup>2</sup>

Total Area: 184.1 m<sup>2</sup> ... 1982 ft<sup>2</sup>

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 60 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.

3 Old Fold Close

Barnet EN5 4QL

£1,200,000

Freehold

PROPERTY SUMMARY

Rarely available and set within the Monken Hadley Conservation area with its peaceful countryside feel, Hamilton Chase are delighted to offer for sale this most attractive family property boasting a wealth of character features of which an internal viewing is most highly recommended. Hadley Highstone is a highly sought after location within walking distance to High Barnet Underground Station, Barnet High Street with its shops, cafes and restaurants. Old Fold Manor Golf Club is close by as well as the areas highly regarded Schools both Private and State. The house itself is in excellent condition and has the following features, four bedrooms, feature open plan living/dining area together with a reading and conversation area, fully fitted kitchen, office/study, utility room, cloakroom, family bathroom and a separate en-suit to the master bedroom, gas central heating, 80 ft private south facing rear garden part of the National Garden Scheme, parking at the front of the house and additional gated parking at the rear of the property , garage.

ACCOMMODATION

FRONT DOOR  
Feature front door.

ENTRANCE HALL 10' 5" x 4' 8" (3.17m x 1.42m)  
Tiled flooring, coving to ceiling, spot lights, smoke alarm.

CLOAKROOM  
Low level wc, wash/hand basin with cupboard underneath, tiled flooring.

LIVING AREA 14' 0" x 10' 5" (4.26m x 3.17m)  
Wood flooring, power points, radiators, tv and telephone point, coving to ceiling, spot lights.

DINING AREA 13' 11" x 12' 2" (4.24m x 3.71m)  
Wood flooring, power points, coving to ceiling, spot lights, two feature windows, feature fireplace with inset fire.

READING AREA 9' 9" x 8' 1" (2.97m x 2.46m)  
Wood flooring, power points, feature window to side aspect, port hole skylight, double glazed double doors to rear garden, step leading down to Conversation Pit.

CONVERSATION PIT 10' 6" x 9' 9" (3.20m x 2.97m)  
Wood flooring, power points, port hole skylight, radiator, double glazed angled bay window to rear aspect.

OFFICE/STUDY 11' 6" x 8' 4" (3.50m x 2.54m)  
Wood flooring, radiator, power points, two double glazed skylights, feature brick wall, double glazed door to rear garden.

KITCHEN 10' 5" x 9' 8" (3.17m x 2.94m)  
Attractive range of fitted wall and base units with granite worksurfaces, built in oven, dishwasher, power points, inset sink with mixer tap, built in five ring gas hob with extractor hood above, splash back tiling to walls, tiled flooring, radiator, coving to ceiling, smoke alarm, internal door to Entrance hall, feature window to front aspect, Steps to Utility room.

UTILITY ROOM 13' 8" x 9' 4" (4.16m x 2.84m)  
Tiled flooring, power points, butler sink, wall mounted gas central heating boiler, plumbing for washing machine and tumble dryer, two double glazed skylights, port hole window to front aspect, built in double storage cupboard, fitted base unit with granite worksurface with pull out drawers underneath, splash back tiling to wall.

FIRST FLOOR LANDING  
Feature brick effect wall, two windows to front aspect, wood flooring, spot lights, smoke alarm.



BEDROOM 1 14' 0" x 12' 2" (4.26m x 3.71m)  
Two feature windows to rear aspect with window shutters and views towards the common, wood flooring, power points, two radiators, coving to ceiling, spot lights, port hole window to side aspect.

BEDROOM 2 11' 11" x 10' 5" (3.63m x 3.17m)  
Two feature windows to rear aspect with views over the common, wood flooring, power points, radiator, coving to ceiling, spot lights, three floor to ceiling built in wardrobes.

BEDROOM 4 9' 8" x 6' 6" (2.94m x 1.98m)  
Sash window to front aspect, with window shutter, wood, flooring, power points, tv and telephone point, radiator, coving to ceiling, spot lights, port hole window to side aspect.

BATHROOM 6' 5" x 5' 10" (1.95m x 1.78m)  
Enclosed bath with overhead shower and separate shower attachment, folding shower screen, low level wc, wash/hand basin with pull out drawers underneath, tiled walls and flooring, spot lights, extractor fan, port hole window to front aspect.

SECOND FLOOR LANDING  
Wood flooring, double glazed skylight.

BEDROOM 3 17' 0" x 10' 9" (5.18m x 3.27m)  
Double glazed sash windows to rear aspect with views over the common, wood flooring, power points, tv and telephone point, eves storage space, spot lights. radiator.

EN-SUITE 7' 5" x 5' 9" (2.26m x 1.75m)  
Shower cubicle with over head shower, electric shaver point, extractor fan, spot lights, eves storage cupboard space, double glazed skylight, low level wc, wash/hand basin, tiled flooring and walls, heated towel rail.

FRONT GARDEN  
Loose stone driveway, providing off street parking at the front of the house.

GARDEN OFFICE 11' 8" x 8' 6" (3.55m x 2.59m)  
Wood flooring, power points, electric wall mounted heater, double glazed windows to front and side aspect, part glazed front door. Cloakroom, low level wc, wood flooring, wash/hand basin.

GATED PARKING  
There is additional gated parking to the rear of the property providing off street parking for two cars.





