



**Hadley Highstone**  
Barnet, EN5 4PU  
£850,000

Sean Heaney  
PROPERTY

# Hadley Highstone

Barnet, EN5 4PU

\* THE PROPERTY IS OFFERED CHAIN FREE \*

An opportunity to acquire a UNIQUE SEMI-DETACHED PERIOD COTTAGE situated in the heart of this HIGHLY SOUGHT-AFTER conservation area within short walking distance of Hadley Green, Barnet TOWN CENTRE and local TRANSPORT FACILITIES. The property offers EXCEPTIONALLY LARGE VERSATILE GROUND FLOOR ACCOMMODATION providing excellent room for entertaining which includes three interconnecting reception rooms with vaulted ceilings, a television room and STUDY/GARDEN ROOM as well as a fitted kitchen/breakfast room with granite surfaces and integrated appliances. To the first floor there are TWO DOUBLE BEDROOMS and a NEWLY FITTED BATHROOM. The accommodation lends itself to create a THIRD BEDROOM on the ground floor with the additional RECENTLY REFURBISHED SHOWER ROOM. The property also benefits from GATED OFF-STREET PARKING, a GARAGE and an attractive SECLUDED PAVED COURTYARD GARDEN to the rear. CIRCA 1790

EPC : E

**Hallway**  
14'7 x 14'4 (4.45m x 4.37m)

**Reception Room**  
12'1 x 12'0 (3.68m x 3.66m)





**Living Room**  
16'2 x 20'4 (4.93m x 6.20m)

**Dining Room**  
16'3 x 9'10 (4.95m x 3.00m)

**Drawing Room**  
16'3 x 8'8 (4.95m x 2.64m)

**Study/Garden Room**  
8'2 x 13'0 (2.49m x 3.96m)

**Storage**  
6'1 x 5'10 (1.85m x 1.78m)

**Storage**  
5'1 x 5'10 (1.55m x 1.78m)

**Kitchen/Breakfast Room**  
12'1 x 23'11 (3.68m x 7.29m)

**Shower Room/Guest Cloakroom**  
6'6 x 10'10 (1.98m x 3.30m)

**Landing**  
6'2 x 7'10 (1.88m x 2.39m)

**Bedroom 1**  
13'5 x 22'11 (4.09m x 6.99m)

**Bedroom 2**  
12'1 x 10'8 (3.68m x 3.25m)

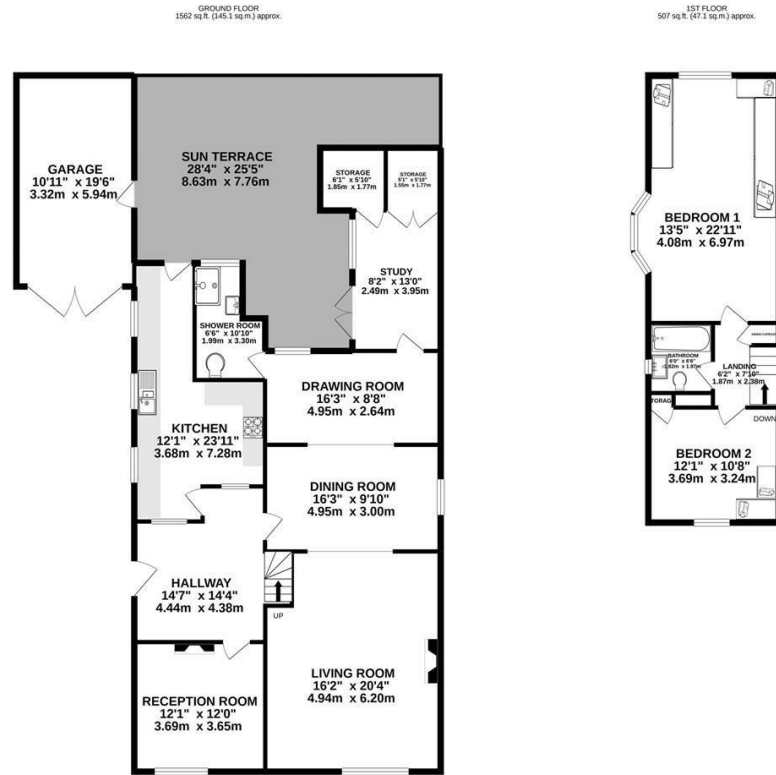
**Bathroom**

**Sun Terrace/Courtyard**  
28'4 x 25'5 (8.64m x 7.75m)

**Garage**  
10'11 x 19'6 (3.33m x 5.94m)



## Floor Plan



TOTAL FLOOR AREA: 2069 sq.ft. (192.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

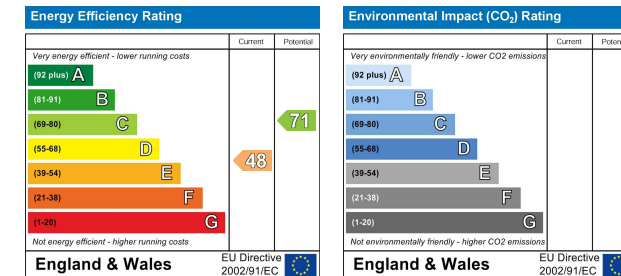
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Area Map



## Energy Efficiency Graph



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