Sean Heaney
HOMES & PROPERTY

Langley Row

Hadley Highstone, Barnet, EN5 4PB

Guide Price £840,000

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Langley Row

Hadley Highstone, Barnet,
EN5 4PB

* NO CHAIN *

A deceptively spacious FOUR BEDROOM SEMI DETACHED FAMILY HOME in the heart of the HIGHLY SOUGHT AFTER HADLEY HIGHSTONE CONSERVATION AREA within easy reach of cafes, restaurants and shopping amenities on BARNET HIGH STREET.

The property presents excellent SCOPE FOR IMPROVEMENT and offers well designed living space including entrance hall, kitchen with adjacent dining room, lounge with doors onto private mature garden and GUEST CLOAKROOM. Arranged over three floors, the residence continues to deliver great family accommodation with principal bedroom, en-suite shower room and balcony overlooking the rear on the first floor level, two bedrooms (one currently a STUDY) and a family bathroom. To the second floor a further large en-suite bedroom and ample eave storage.

The dwelling benefits from the desirable location, conveniently placed for many GOOD & OUTSTANDING SCHOOLS, has OFF STREET RESIDENTS' PARKING, a PRIVATE DOUBLE GARAGE with electric door and easy to reach transport links, including HIGH BARNET UNDERGROUND.

EPC : D

BARNET COUNCIL TAX BAND : G

TENURE : FREEHOLD

SERVICE CHARGE : £1,500 pa
(front garden & car park maintenance)

GROUND FLOOR

Porch

Entrance Hall

Kitchen
10'3 x 8'8 (3.12m x 2.64m)

Dining Room
11'3 x 10'10 (3.43m x 3.30m)

Guest Cloakroom

Reception Room
15'7" x 15'4" (4.75m x 4.67m)

FIRST FLOOR

Landing

Bedroom 1
15'3" x 12'4" (4.65m x 3.76m)

En suite

Bedroom 2
10'4" x 8'4" (3.15m x 2.54m)

Bedroom 3
8'11" x 6'3" (2.72m x 1.91m)

Family Bathroom

SECOND FLOOR

Bedroom 4
15'10" x 11'6" (4.83m x 3.51m)

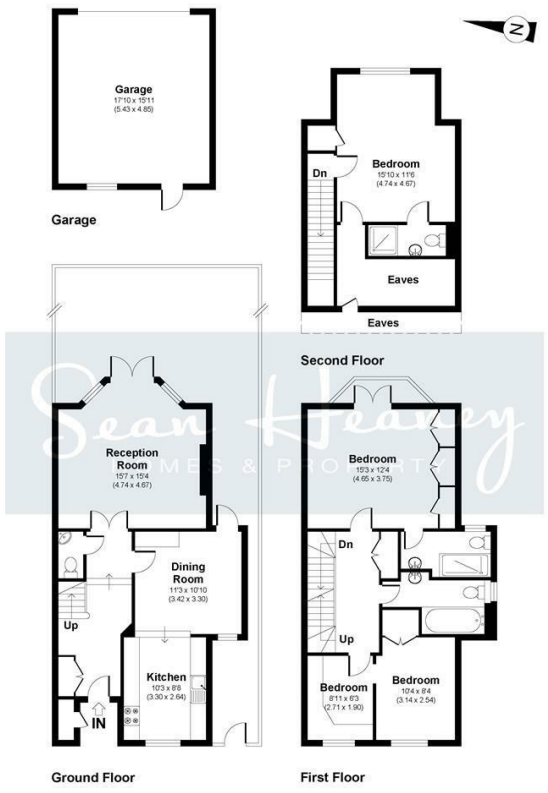
En suite

Eaves

Garage
17'10" x 15'11" (5.44m x 4.85m)

PRIVATE GARDEN

Floor Plan



Langley Row, EN5

APPROXIMATE GROSS INTERNAL AREA 1798 SQ FT / 167.07 SQ M INC. GARAGE

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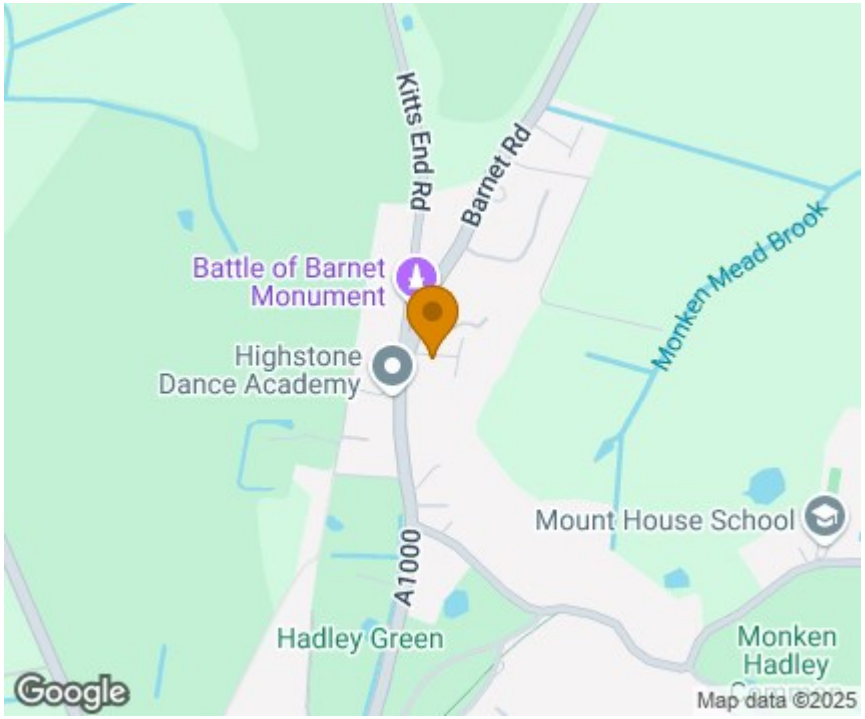
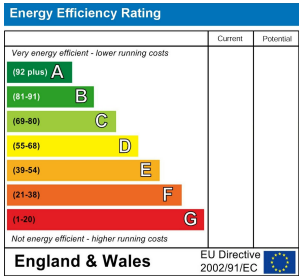
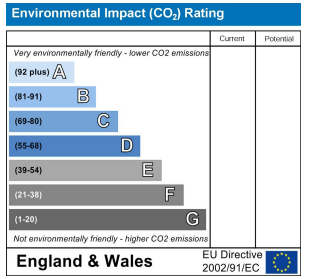
Area Map



Energy Efficiency Graph





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.

Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

T: 020 8441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk