

Sean Heaney
HOMES & PROPERTY

Hadley Highstone

Barnet, EN5 4QQ

Offers Over £795,000

 2  2  4  E

Hadley Highstone

Barnet, EN5 4QQ

Once the Baker's, this UNIQUE SEMI-DETACHED PERIOD COTTAGE offers an extraordinary opportunity in the heart of the HIGHLY SOUGHT-AFTER HADLEY HIGHSTONE conservation area within short walking distance of Hadley Green, Barnet TOWN CENTRE and local TRANSPORT FACILITIES.

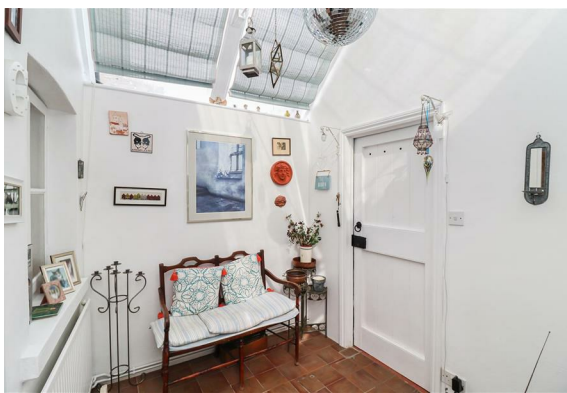
This charming property (circa 1890) offers EXTENSIVE GROUND FLOOR ACCOMMODATION with FOUR VERSATILE RECEPTION ROOMS; front reception, dining room, interconnecting sun room and LARGE LIVING ROOM, a further STORAGE/WORKSHOP, GUEST CLOAKROOM/UTILITY AREA, galley kitchen, TWO BEDROOMS, a family bathroom and EN-SUITE SHOWER ROOM. The building offers MUCH SCOPE (STPP), with some updating required,

The truly picturesque residence also benefits from an attractive COURTYARD PATIO AREA, a PEACEFUL WALLED GARDEN and the option to rent a garage, if needed, at the rear of the property.

EPC : E

BARNET COUNCIL TAX BAND : E

FREEHOLD





GROUND FLOOR

Reception Room

14'6" x 11'9" (4.44 x 3.60)

Dining Room

14'4" x 10'11" (4.39 x 3.35)

Kitchen

18'3" x 5'5" (5.58 x 1.67)

Sun Room

14'6" x 7'0" (4.44 x 2.15)

Living Room

24'0" x 10'6" (7.34 x 3.22)

Utility

7'3" x 5'5" (2.23 x 1.67)

Storage/Workshop

11'8" x 5'5" (3.58 x 1.67)

FIRST FLOOR

Bedroom 1

14'5" x 8'7" (4.41 x 2.64)

En Suite

6'1" x 4'1" (1.87 x 1.27)

Bedroom 2

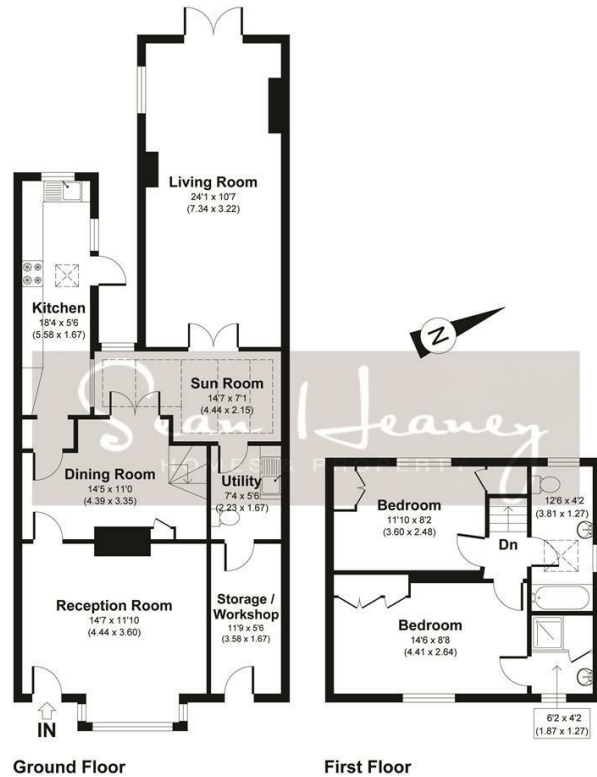
11'9" x 8'1" (3.60 x 2.48)

Family Bathroom

12'5" x 4'1" (3.81 x 1.27)



Floor Plan



Hadleigh Highstone, EN5

APPROXIMATE GROSS INTERNAL AREA 1242 SQ FT / 115.38 SQ M
SEANHEANEY: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2023.

Viewing

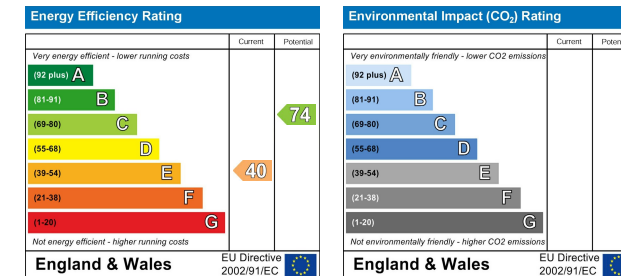
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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



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

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