

## Hadley Highstone

Barnet, EN5



2  
BEDROOMS



1 RECEPTION  
ROOM



OPEN-PLAN  
KITCHEN/DINER



1 BATHROOM



RESIDENT  
PARKING



GARDEN



Offered for sale is this two bedroom semi-detached period cottage style property in the heart of Hadley Highstone in good condition throughout.

Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England  
No. 2441809. Registered Office: 197 Ballards Lane, London N3 1LP

Directors: S.E. Gerrard MNAEA MARLA, D.H. Smith FNAEA MARLA, W.A. Price MNAEA, G.Tsuan MARLA, S.M. Gerrard MA MRICS FICBA



# Hadley Highstone, Barnet, EN5

- High Barnet Underground & close to local bus routes
- In catchment for schools
- Summer house in the garden
- Close to all the local amenities of High Barnet such as shops, restaurants and parks
- Front garden
- Situated directly opposite Old Fold Manor Golf Club

## THE OWNERS LOVE

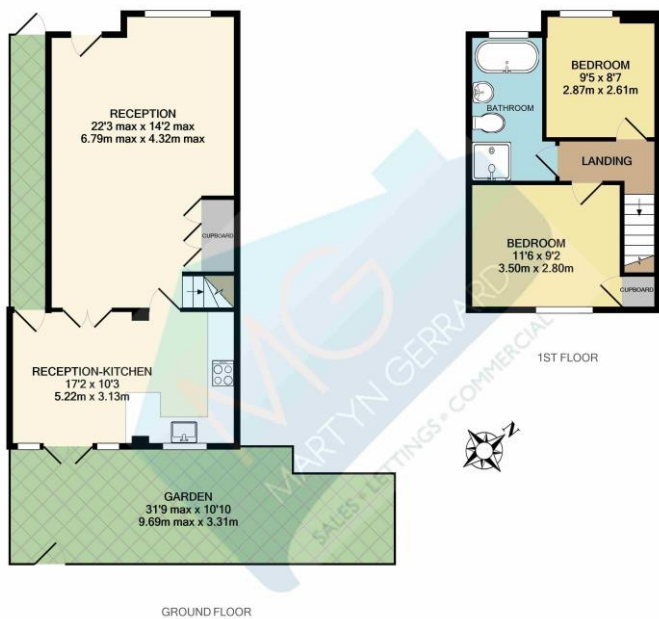
"We love having Hadley Green and Hadley Common on our doorsteps"

"We love throwing our wellies on and going for long Sunday morning walks"

"Location - you are a short walk from local restaurants, coffee shops, supermarkets, school and other amenities"

## WE'VE NOTICED

The property has had a new boiler installed recently.  
There is potential to extend into the loft (STPP).



TOTAL APPROX. FLOOR AREA 791 SQ.FT. (73.5 SQ.M.)  
GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

A copy of the full EPC is available on request.

**OIEO £600,000** Freehold