

Old Fold Lane
Hadley Highstone, Hertfordshire, EN5 4QN
Offers in excess of £550,000 Freehold

STATONS

Tel: 020 8449 3383
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Bedrooms 2 | Bathrooms 1 | Receptions 2





3 Old Fold Lane
Hadley Highstone, Hertfordshire
EN5 4QN



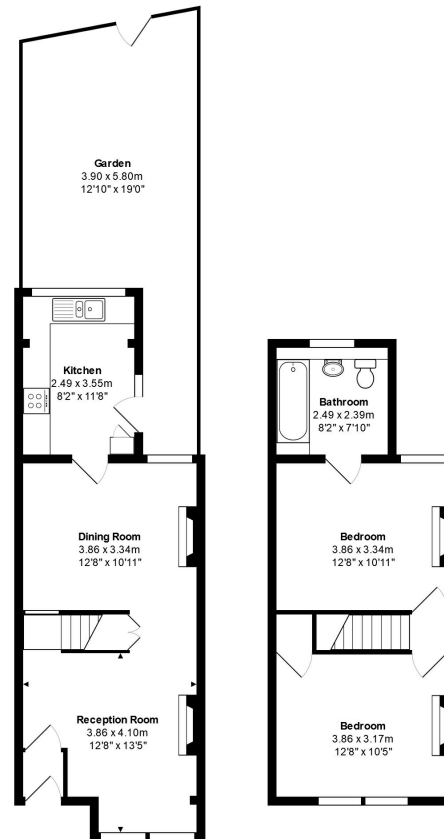
We are delighted to offer for sale this characterful 2 double bedroom period cottage situated within the highly sought after area of Hadley Highstone and close to Old Fold Manor Golf Club.

This beautiful property is deceptively spacious and has been maintained to the highest of standards throughout and its many benefits include, 2 reception rooms with feature fireplaces, fitted kitchen/breakfast room, 2 double bedrooms and a family bathroom. Externally there is also a cute low maintenance rear garden with rear pedestrian access.

Location:- Hadley Highstone takes its name from the monument built to commemorate the Battle of Barnet which was erected in 1740 although the battle took place in 1471. The property is conveniently located, just half a mile from High Barnet Underground Station and Hadley Wood mainline station and 1.5 miles from New Barnet mainline station. There are a selection of highly regarded schools in the area including Lochinver House, Stormont, St Marthas, Dame Alice Owens and QE Boys. Nearby Barnet (within 1 mile) offers comprehensive shopping facilities whilst there are a number of good golf clubs in the district including Hadley Wood, Old Ford Manor, Dyrham Park and Brocket Hall.

For more [houses for sale in Barnet](#) please call our Barnet team on 0208 449 3383 .





Total Area: 75.0 m² ... 807 ft² (excluding garden)
All measurements are approximate and for display purposes only



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Rating	Current	Potential	Rating	Current	Potential
(95-100) A			(12-100) A		
(85-95) B			(11-100) B		
(75-85) C			(10-100) C		
(65-75) D			(9-100) D		
(55-65) E			(8-100) E		
(45-55) F			(7-100) F		
(35-45) G			(6-100) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 87 (Current), 63 (Potential)
Environmental Impact (CO₂) Rating: 86 (Current), 59 (Potential)

DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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