

Hadley Highstone
Hadley Highstone, Hertfordshire, EN5 4PU
Offers in excess of £800,000 Freehold

STATONS

Tel: 020 8449 3383
Email: barnet@statons.com
Bedrooms 3 | Bathrooms 2 | Receptions 2





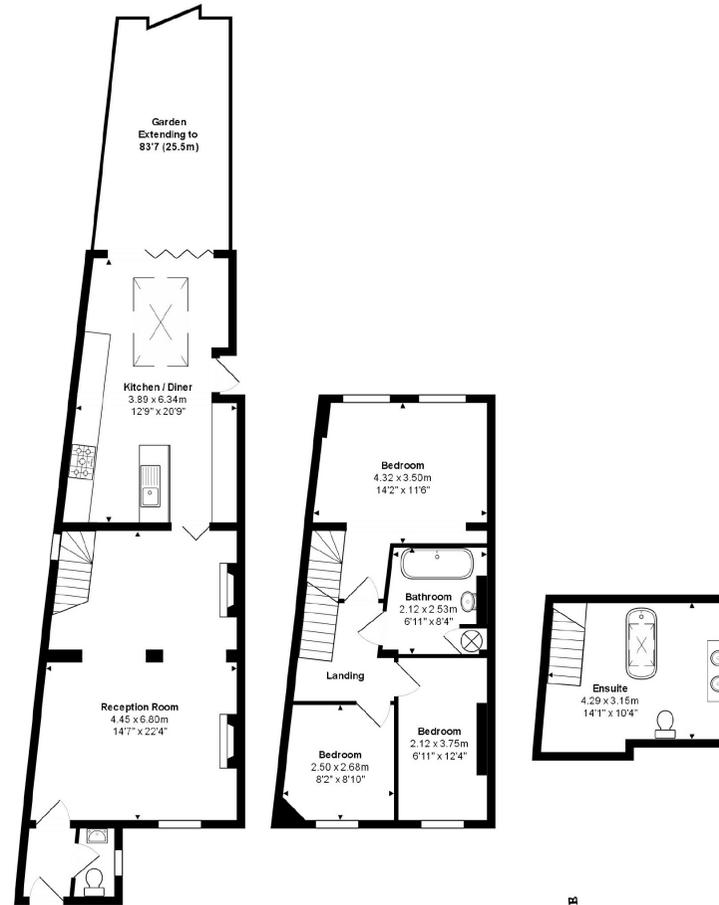
50 Hadley Highstone
Hadley Highstone, Hertfordshire
EN5 4PU



Situated in the highly sought after Hadley Highstone area, a beautifully presented 3 bedroom period house. This stunning home has been thoughtfully extended and refurbished by the current vendors providing bright spacious accommodation arranged over three levels. Set behind a long frontage with off street parking for 4 cars and a pretty front garden the property comprises of a welcoming entrance porch, guest w.c, double length reception room and a fabulous extended open plan bespoke kitchen with dining area complete with lantern roof light and bi fold doors onto the sun terrace and garden beyond. On the first floor there are 2 good sized bedrooms, and a family bathroom along with a master bedroom suite that has stairs leading to a fabulous private en suite bathroom. Externally there is a beautifully, recently landscaped, secluded rear garden with decked and paved sun terraces.

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Total Area: 111.0 m² ... 1195 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
100-90% A			100-90% A		
80-90% B			80-90% B		
60-80% C			60-80% C		
40-60% D			40-60% D		
20-40% E			20-40% E		
10-20% F			10-20% F		
0-10% G			0-10% G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Energy Efficiency Rating: 77 (Current), 52 (Potential)
 Environmental Impact (CO₂) Rating: 70 (Current), 48 (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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