Gothic Cottage, Dury Road
Hadley Highstone, Hertfordshire, EN5 5PU
Price £1,250,000 Freehold

STATONS

Tel: 020 8449 3383
Email: barnet@statons.com
Bedrooms 4 | Bathrooms 2 | Receptions 4

Gothic Cottage, 5 Dury Road Hadley Highstone, Hertfordshire EN5 5PU

Set within this wonderful sought after location we are delighted to offer for sale this beautifully presented and charming Grade II listed residence which was originally two cottages but sympathetically restored into one residence. Internally this home provides deceptively spacious accommodation and a wealth of period features, which include exposed beams and original fireplaces. Comprising 4 reception rooms, kitchen/breakfast room, a utility room with guest w.c, a fabulous master bedroom suite with dressing room and luxurious en suite, 3 further generous bedrooms, a study and a family bathroom. Externally to the rear is a landscaped rear garden and a garage accessed from Hadley Highstone into a private road through electronically operated gates.

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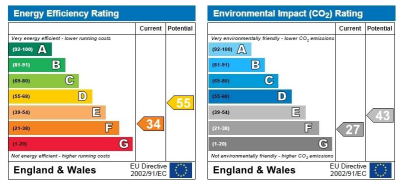
APPROX. GROSS INTERNAL FLOOR AREA 2194 SQ FT 203.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & STORE, INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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The Property Ombudsman

Features Include

• **Grade II Listed** • **Kitchen/Breakfast Room** • **Dressing Room** • **Close To Amenities** • **Garage**

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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