

The Old Cottage, Hadley Green Road  
Hadley Green, Hertfordshire, EN5 5PR  
Price £995,000 Freehold

**STATONS**

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Bedrooms 3 | Bathrooms 2 | Receptions 2





The Old Cottage, Hadley Green  
Road  
Hadley Green, Hertfordshire

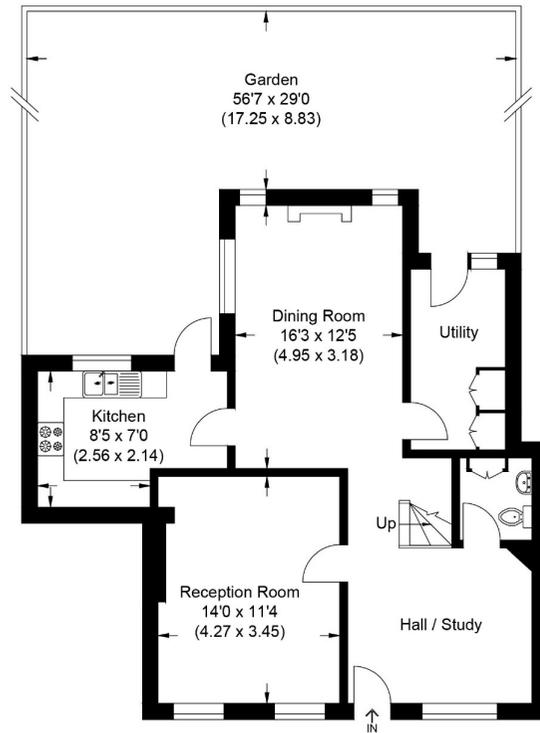


We are delighted to offer this stunning, unique 3/4 bedroom Grade II Listed cottage which has been refurbished by the current vendors and offers deceptively spacious accommodation. This delightful residence dates back to the 17th Century and is believed to be one of the oldest surviving properties in the area. It retains many period features including original panelling said to have come from one of Admiral John Byng's ships. There are views over Hadley Green and Joslins Pond to the front, and at the rear is a private south-east facing walled garden with outhouse. A separate single garage is accessed from East View.

Located on Hadley Green overlooking Joslins Pond in this sought after and picturesque area adjoining prestigious Hadley Highstone, this lovely residence is just a few minutes walk from High Barnet's bustling shopping centre and Old Fold Manor golf course. High Barnet underground station is close by and Hadley Wood has a mainline station with access to Kings Cross and Moorgate. Road access to both the A1 and M25 motorways is also just a few minutes drive away. The area is served by renowned private and state schooling, with many schools offering a coach service from Monken Hadley Church, a short stroll away.

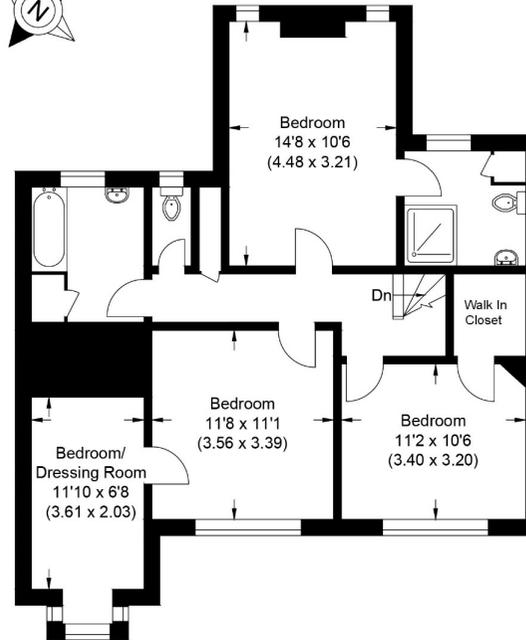
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Ground Floor

Approximate Gross Internal Area  
133.60 sq m / 1438 sq ft (Excluding Void)



First Floor



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	Score	Current	Potential	Score
66	84	66	59	81	59

England & Wales EU Directive 2002/91/EC

## Features Include

- Grade II Listed
- Walk In Closet
- Scenic Walks
- 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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