

Beaumont Place
Hadley Highstone, Hertfordshire, EN5 4PR
£1,895,000 Freehold

STATONS

5 Bedrooms | 4 Bathrooms | 4 Receptions
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**Beaumont Place
Hadley Highstone, Hertfordshire
EN5 4PR**



Set behind electric gates, in a private close of only 3 houses which is situated at the end of this desirable cul-de-sac, is this beautifully presented detached family residence which has been tastefully decorated. The property offers well proportioned living space and backs onto fields with picturesque views. On the ground floor there are 4 superb reception rooms, kitchen/dining room and guest WC. To the first floor there are 5 spacious double bedrooms and 4 bathrooms. The luxurious master bedroom with walk-in wardrobe, beautiful en-suite, boasts a balcony with breathtaking uninterrupted views. There is ample parking, guest parking and double garage located at the front of this outstanding home.

Location:- Located in this highly sought after conservation area close to Hadley Green ,within walking distance of Barnet High street and the Spires shopping centre with its many shops and restaurants. High Barnet tube station (Northern Line) is also easily accessible as well as the M25 motorway. The nearest over ground station would be either Hadley Wood or New Barnet. There are many renowned local schools, both private and state.

For more properties for sale in Barnet please call our [Barnet Estate Agents](#) on 0208 449 3383 .

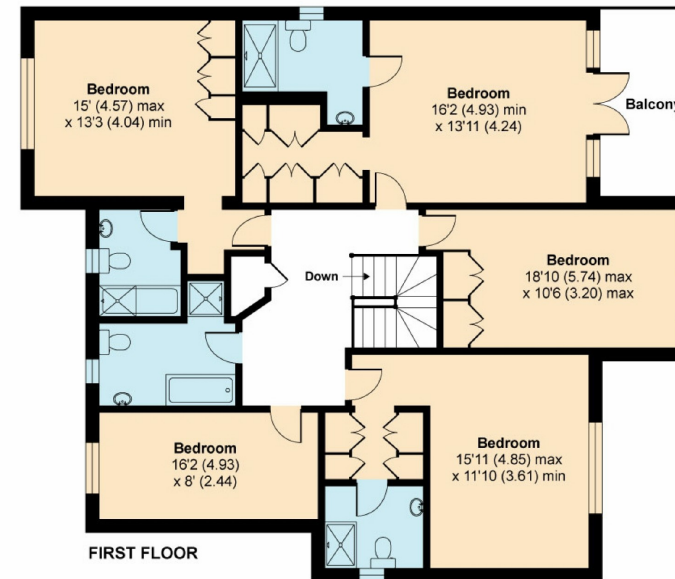
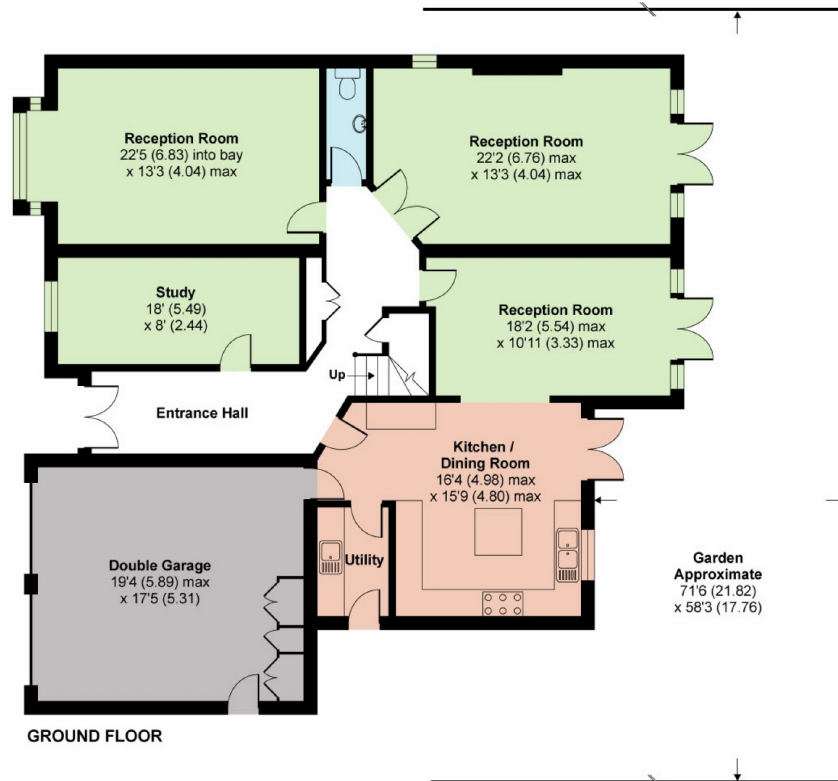
The accommodation comprises:

GROUND FLOOR, Entrance Hall, Guest WC, Reception Room 1, Reception Room 2, Reception Room 3, Study, Utility Room, Kitchen/Dining Room, FIRST FLOOR, Landing, Master Bedroom, En-Suite, Dressing Room, Balcony, Bedroom 2, En-Suite, Dressing Room, Bedroom 3, En-Suite, Bedroom 4, Bedroom 5, Family Bathroom, EXTERIOR, Rear Garden, Front Garden, Double Garage, Driveway



Beaumont Place, Barnet, EN5

APPROX. GROSS INTERNAL FLOOR AREA 3437 SQ FT 319.2 SQ METRES (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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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	
1-10%	G		1-10%	G	
No energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Energy Efficiency Rating: 69 (Current), 79 (Potential)
 Environmental Impact (CO₂) Rating: 60 (Current), 73 (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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