

Ivy Cottage, Dury Road
Hadley Highstone, Hertfordshire, EN5 5PU
Price £1,195,000 Freehold

STATONS

Tel: 020 8449 3383
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Bedrooms 4 | Bathrooms 2 | Receptions 2





Ivy Cottage, 23 Dury Road
Hadley Highstone, Hertfordshire
EN5 5PU



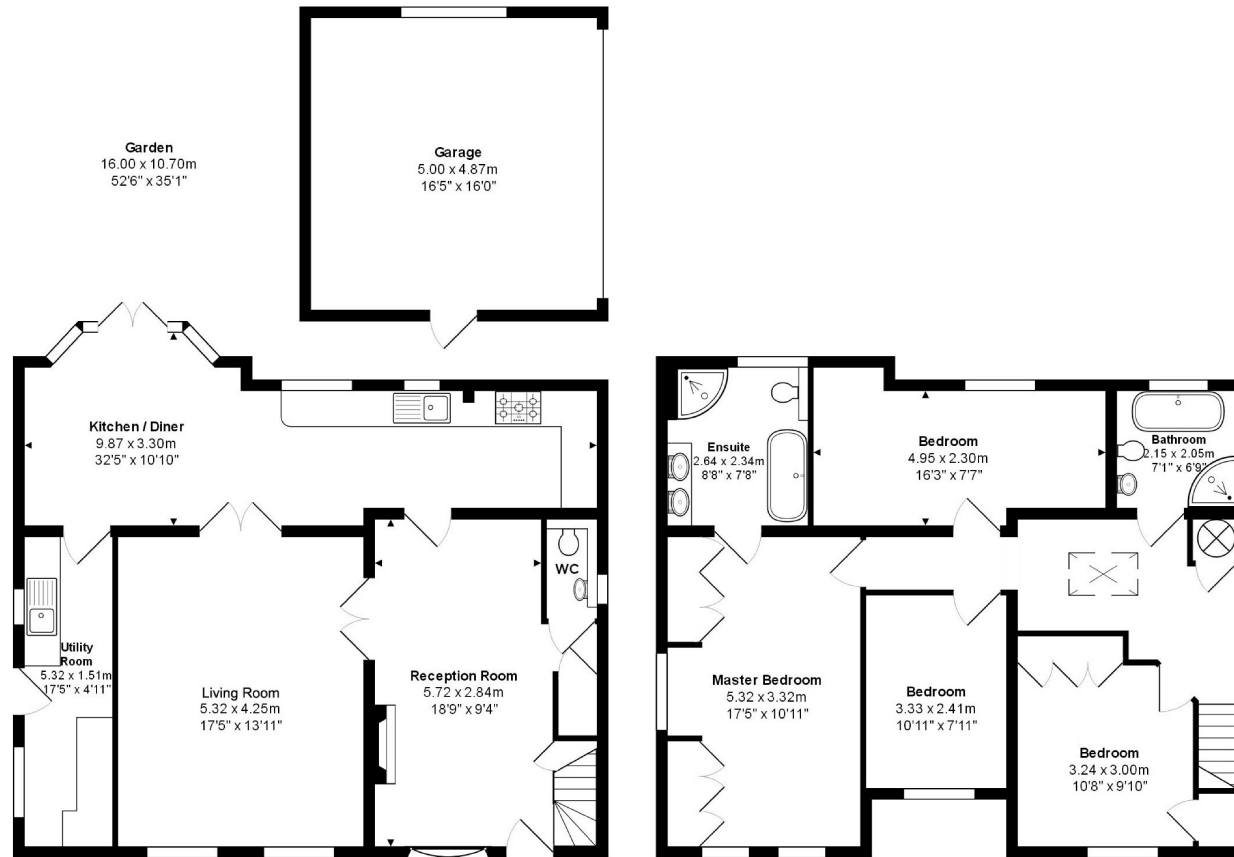
*** CHAIN FREE *** Situated within a quiet turning in the heart of Hadley Highstone we are delighted to offer for sale this wonderful detached period house. The property has been thoughtfully extended and provides bright and spacious accommodation throughout, comprising 2 reception rooms, a fabulous open plan kitchen/breakfast room spanning the width of the property with doors onto rear garden, utility room, guest w.c, master bedroom with en suite, 3 further generous bedrooms, modern family bathroom and a study area on the first floor landing. Externally there is a private mature rear garden, a detached double garage and a pretty front garden with a picket fence.

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The accommodation comprises:

GROUND FLOOR, Reception Room, Guest W.C, Lounge, Kitchen/Diner, Utility Room, FIRST FLOOR, Master Bedroom, En Suite, Bedroom 2, Bedroom 3, Bedroom 4, Family Bathroom, EXTERIOR, Rear Garden, Double Garage, Front Garden





Total Area: 174.2 m² ... 1875 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Best energy efficient - lower running costs	Current	Potential	Best environmentally friendly - lower CO ₂ emissions	Current	Potential
A (91-100)			A (12-100)		
B (81-90)			B (11-100)		
C (69-80)			C (10-100)		
D (55-68)			D (9-100)		
E (49-54)			E (8-100)		
F (39-48)			F (7-100)		
G (1-38)			G (6-100)		
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: 84 (Current), 55 (Potential)
Environmental Impact (CO₂) Rating: 80 (Current), 45 (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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