

Angel Villa, Hadley Highstone
Barnet, Hertfordshire, EN5 4PU
£745,000 Freehold

STATONS

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Bedrooms 3 | Bathrooms 1 | Receptions 2





Angel Villa, 34 Hadley Highstone
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EN5 4PU



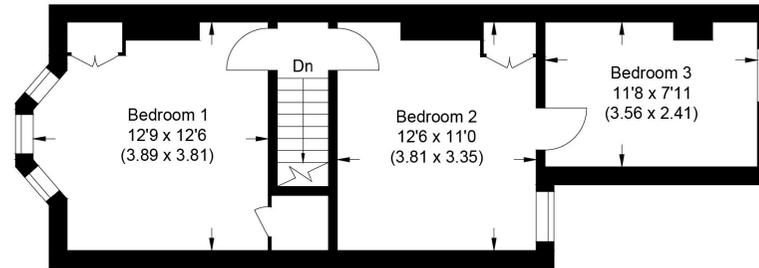
*****CHAIN FREE***** A stunning 3 bedroom semi detached period home set in the sought after area of Hadley Highstone. The property has been thoughtfully renovated by the present vendor and offers bright, well planned accommodation throughout along with a wealth of original features. Comprising a lovely front reception room with feature fireplace and bay window, a second reception room with feature fireplace leading through to the pleasant fitted kitchen/breakfast room, a contemporary ground floor bathroom, 2 large double bedrooms and a generous third bedroom which is accessed from the rear bedroom and is currently used as an airy office space. The stunning rear garden was designed by Arit Anderson the celebrity garden designer and is perfect for al fresco dining with its terraces, lush flower beds, water feature and fabulous pergola. At the front of the property there is a pretty front garden and off street parking. Planning permission has been granted for additional living space and parking if required.

Location - Hadley Highstone is a highly sought after conservation area close to Hadley Green, within walking distance to High Barnet tube and the High Street with its many shops, cafés and restaurants. There are also highly regarded schools in the area, both private and state.

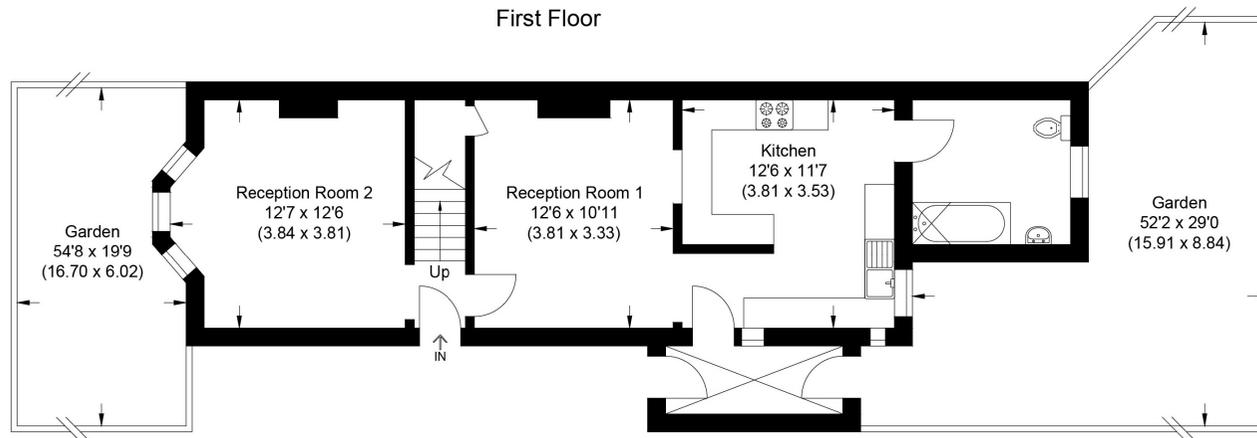
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Approximate Gross Internal Area
95.41 sq m / 1027.0 sq ft



First Floor



Ground Floor

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



Energy Efficiency Rating		Current	Potential
105-109	A		
81-104	B		
65-80	C		74
49-64	D		
33-48	E	43	
17-32	F		
1-16	G		

Not energy efficient - higher rating costs
England & Wales
EU Directive 2002/91/EC

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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