

Langley Row
Hadley Highstone, Hertfordshire, EN5 4PB
Offers in excess of £1,000,000 Freehold

STATONS

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Bedrooms 4 | Bathrooms 3 | Receptions 2





**7 Langley Row
Hadley Highstone, Hertfordshire
EN5 4PB**



Situated in this sought after location, a well presented 4 bedroom semi detached family home. The property offers bright, well planned accommodation throughout with stunning far reaching views and comprises a welcoming entrance hall with storage cupboard, guest w.c, fitted kitchen/breakfast room and a large reception room with feature fireplace and doors into the conservatory. On the first floor there is a generous double bedroom with fitted wardrobes and en suite shower room, 2 good size bedrooms and a family bathroom. On the top floor there is a further en suite double bedroom with fitted wardrobes and a dressing area. Externally there is a neat rear garden with sun terrace and steps leading down to the lawn and double garage beyond. There is also a pretty front garden and ample residents and visitors parking.

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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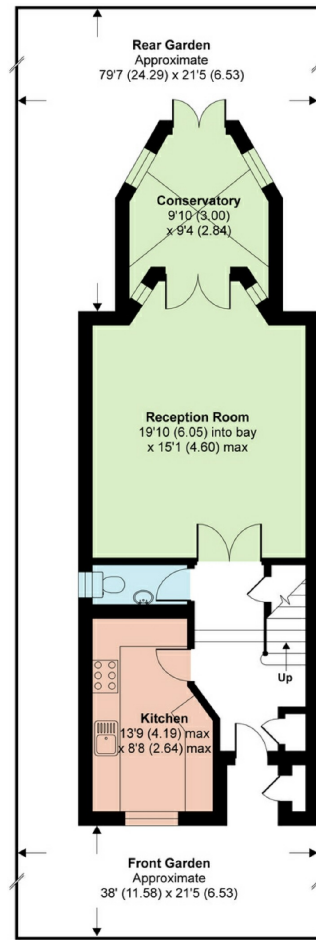
Langley Row, Hadley Highstone, Barnet, EN5

Approximate Area = 1494 sq ft / 138.7 sq m

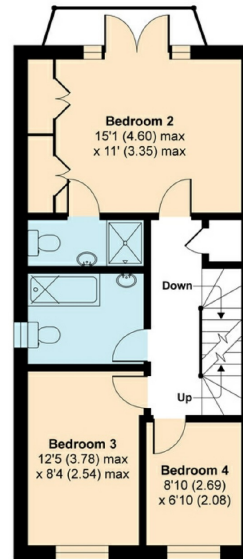
Garage = 291 sq ft / 27 sq m

Total = 1785 sq ft / 165.8 sq m

For identification only - Not to scale



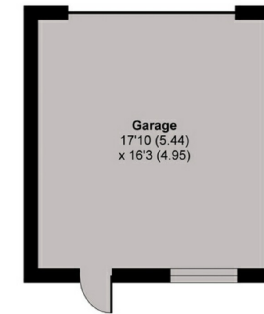
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Garage
17'10 (5.44)
x 16'3 (4.95)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ritchcom 2021. Produced for Statons. REF: 771591

Energy Efficiency Rating		Current	Potential
100 = Most efficient (lower running costs)			
95-100	A		
85-95	B		
75-85	C		
65-75	D		
55-65	E		
45-55	F		
35-45	G		
100 = Most efficient (lower running costs)			
Not energy efficient - higher running 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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