

East View
Hadley Green, Hertfordshire, EN5 5TN
Price £1,195,000 Freehold



Tel: 020 8449 3383
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Bedrooms 5 | Bathrooms 4 | Receptions 3





46 East View
Hadley Green, Hertfordshire
EN5 5TN



**** CHAIN FREE**** Set in this enviable location a deceptively spacious, 5 bedroom detached family home. The house was built in the 1940's and the vendors extended and refurbished the property throughout 10 years ago. The property offers bright, well planned accommodation and comprises, a welcoming hallway, 2 reception rooms, an extended kitchen/breakfast room with access to the garden, a utility room, a study, a large ground floor bedroom with en suite shower room, guest w.c and an additional shower room. On the first floor there are 4 well-proportioned bedrooms (1 with en suite shower room) and a family bathroom. Externally there is a well-maintained, 195' mature rear garden with sun terrace and direct access onto King George's fields, a neat front garden and driveway parking.

Set in the sought after picturesque area of Hadley Green and just a few minutes walk from High Barnet's high street offering a selection of shops and restaurants and the recently renovated Spires shopping centre. Old Fold Manor golf course and High Barnet underground station (Northern Line) are both easily accessed on foot. The area boasts many renowned state and private schools.

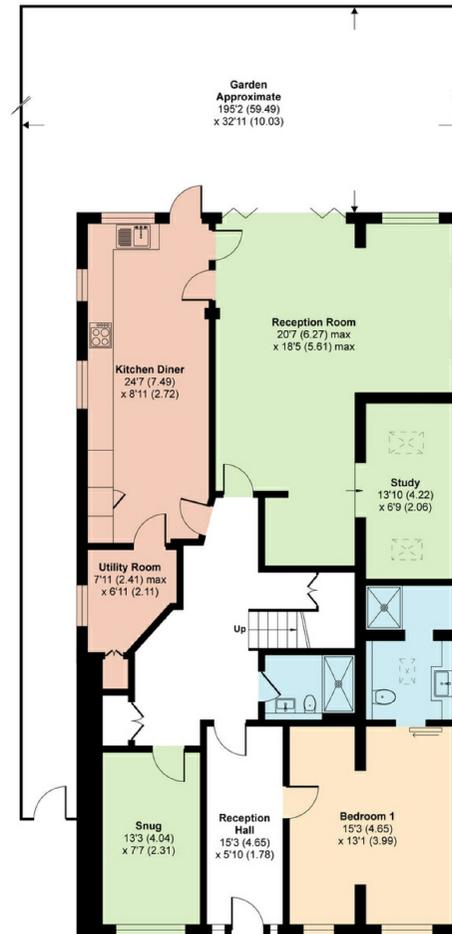
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East View, Barnet, EN5

Approximate Area = 2167 sq ft / 201.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2021. Produced for Statons. REF: 780559



Energy Efficiency Rating		Current	Potential
105-109	A		
81-104	B		
65-80	C		
49-64	D		
35-48	E		
21-34	F		
1-20	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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