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High Street
Barnet



Rose Cottage, 199 High Street, Barnet, Herts, EN5 5SU

£1,395,000

Set in this very sought after location a beautifully presented period family home that is situated on the leafy north end of the High Street. This stunning property retains a wealth of original features and offers deceptively spacious, bright accommodation which has been recently remodelled and refurbished to a very high standard. Comprising a welcoming entrance hall, a double length double aspect reception room with feature fireplace and doors onto the rear garden, a further generous reception room, a stunning recently refitted modern open plan kitchen/dining room with vaulted ceiling, a utility room and a guest w.c. The first floor has four generous bedrooms and recently refitted family bathroom with bath and shower enclosure and an additional contemporary shower room. Externally there is a beautifully maintained, mature rear garden with well stocked flower beds offering a variety of trees and shrubs, a large sun terrace, a fabulous studio and rear access. At the front there is a pretty paved frontage bordered by feature railing with a central entrance gate and a door to the external store cupboard.

Location:- Just a few minutes walk from High Barnet's high street offering a selection of shops and restaurants and The Spires shopping centre. The picturesque Hadley Green with Joslins Pond, Old Fold Manor golf course and High Barnet underground station (Northern Line) are easily accessed on foot. The closest overground stations are Hadley Wood and New Barnet - both are approximately 2 miles away. The area also boasts many renowned state and private schools.

Council Tax Band: F
Local Authority: Barnet Council



























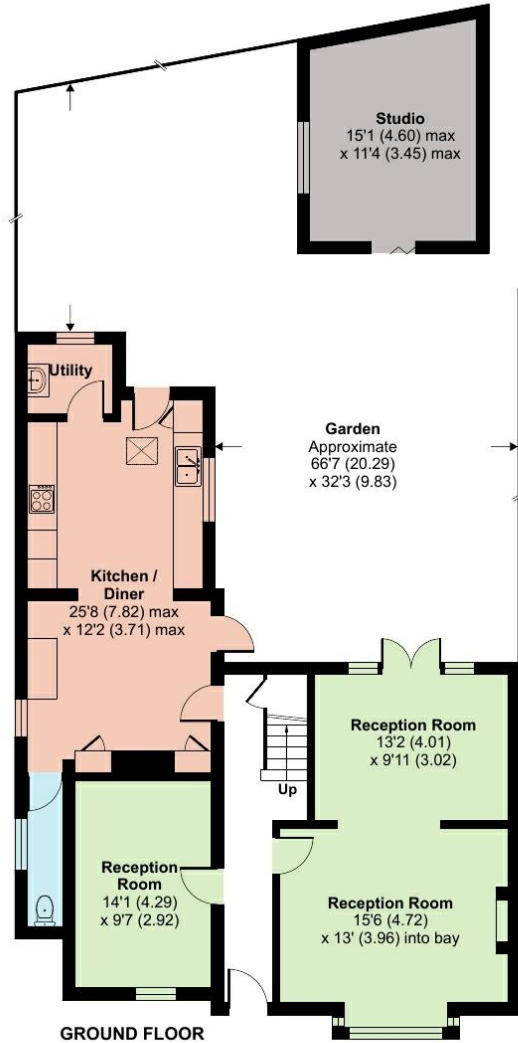






High Street, Barnet, EN5

Approximate Area = 1700 sq ft / 158 sq m
 Outbuilding = 159 sq ft / 15 sq m
 Total = 1859 sq ft / 173 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n1checom 2022. Produced for Statons. REF: 912684

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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