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Hadley Highstone  
Barnet





## 43 Hadley Highstone, Barnet, EN5 4QQ

\*\*\* CHAIN FREE \*\*\* Situated in the highly sought after area of Hadley Highstone we are delighted to offer for sale this beautifully presented family house. The property offers extremely bright and spacious accommodation throughout that is thoughtfully arranged over three floors. Comprising a welcoming entrance hall, guest w.c, modern kitchen/breakfast room, generous living/dining room, three double bedrooms, a family bathroom and a shower room. Externally there are well maintained front and rear gardens and a garage with off street parking that is accessed via Taylors Lane.

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

Local Authority: Barnet

Council Tax Band: E

Tenure: Freehold





















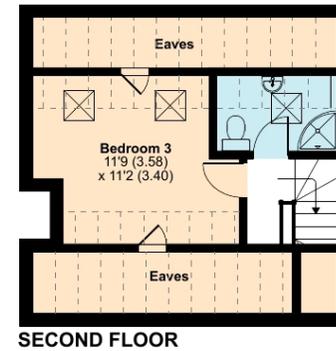
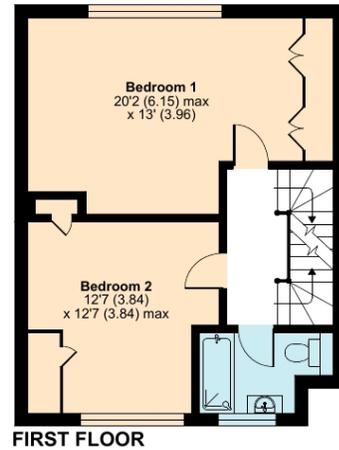
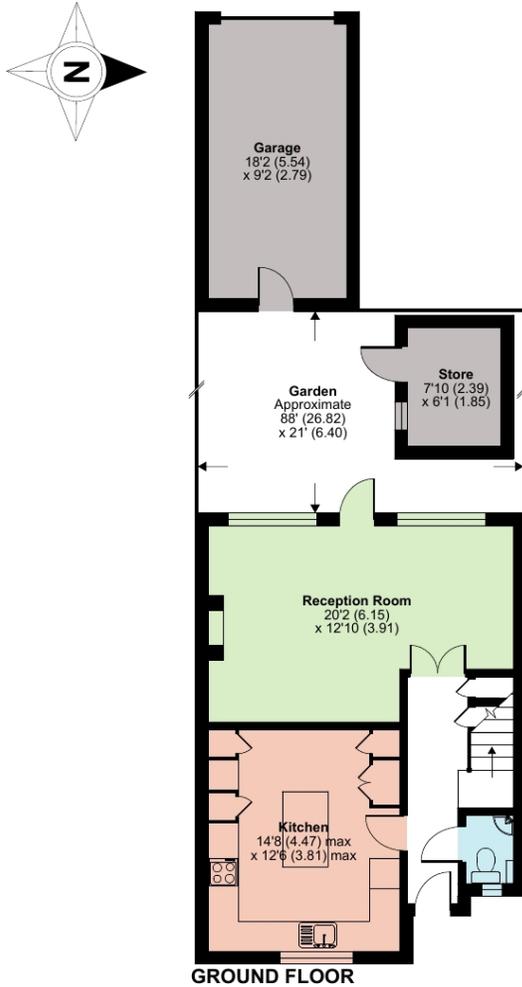




# Hadley Highstone, Barnet, EN5

Approximate Area = 1223 sq ft / 113.6 sq m  
 Limited Use Area(s) = 222 sq ft / 20.6 sq m  
 Garage = 166 sq ft / 15.4 sq m  
 Outbuilding = 48 sq ft / 4.5 sq m  
 Total = 1659 sq ft / 154.1 sq m

Denotes restricted head height



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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 80        |
| (55-68) <b>D</b>                            | 64                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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). ©nlchecon 2022. Produced for Statons. REF: 953405

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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