

**STATONS**

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Hadley Grove  
Hadley Green

P Resident permit holders only Mon - Sat 8 am - 6.30 pm

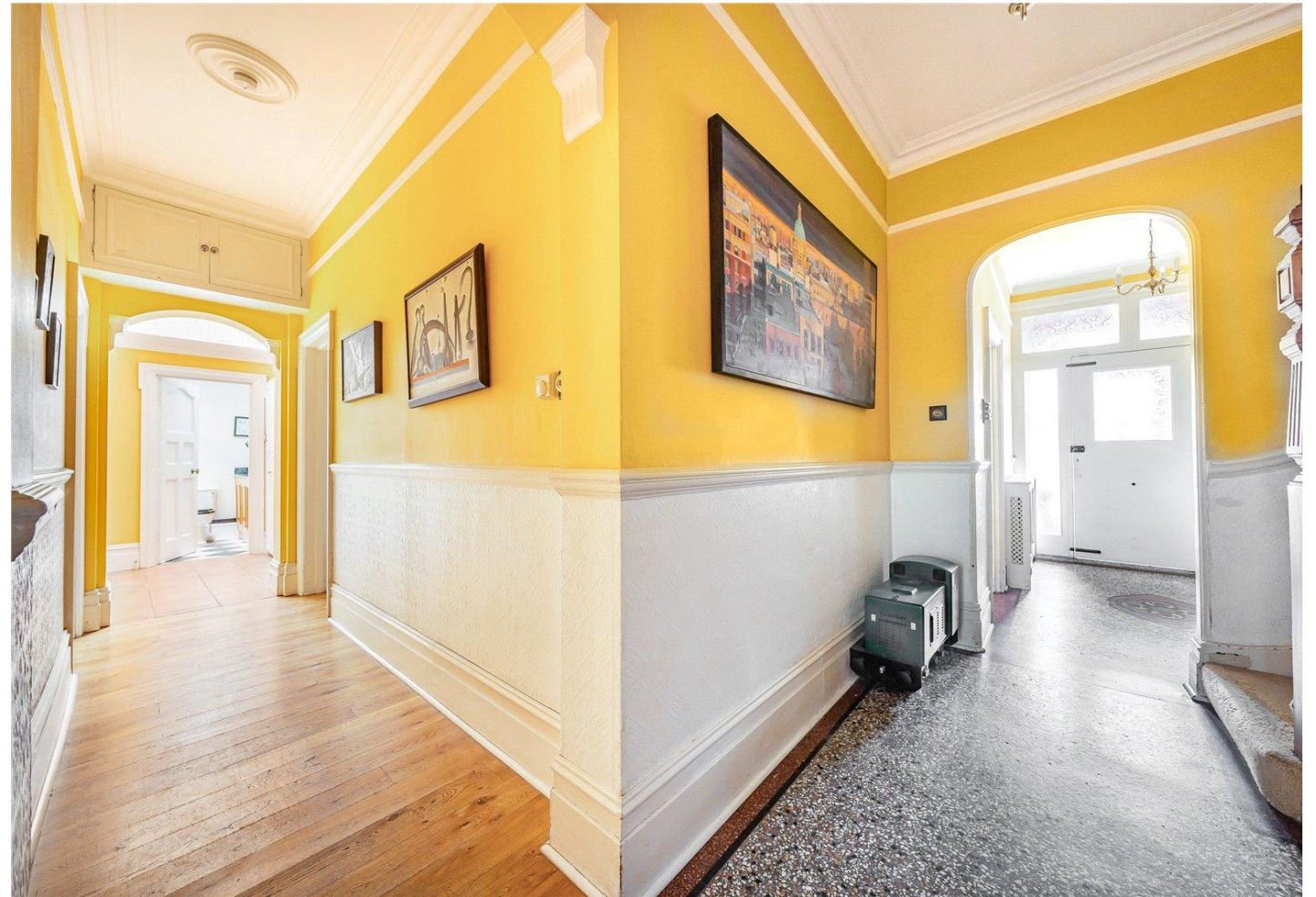
# 11 Hadley Grove, Hadley Green, EN5 4PH

## £1,650,000

\*\*\* CHAIN FREE \*\*\* Situated within this sought after turning which is located just off of Hadley Green we are delighted to offer this 6 bedroom period family home. This delightful property offers bright and spacious accommodation throughout and enjoys a wealth of period features. Arranged over three floors the property comprises a welcoming entrance hall with original tiled floor, a large front facing reception room with door to the studio/play room (previously the garage), a second reception room with 2 sets of doors to rear garden, a fitted kitchen/breakfast room with central island, feature glass ceiling and door to the rear garden, a utility cupboard and a guest w.c. On the first floor there is a large rear facing principal bedroom with bay window and a generous en suite bathroom along with 2 further bedrooms and a family bathroom. The top floor comprises of 3 further bedrooms and a bathroom with sauna.

Externally there is a private south facing rear garden of approx 106' in length with mature trees and shrubs and a disused pool. There is also a pretty front garden and driveway parking.

Set in the highly sought after and picturesque area of Hadley Green, which is an exclusive location linking Hadley Common and Hadley Wood also right on the fringes of North London. The area is perfect for those looking for countryside living yet central London, A1 and M25 can be reached easily. High Barnet underground station is close by and Hadley Wood has a mainline station with access to Kings Cross and Moorgate. The area is served by renowned private and state schooling, with many schools offering a coach service from Monken Hadley Church, which is a short stroll away from this fine home. Golf is well catered for in the area with Hadley Wood and Old Fold Golf Clubs.















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ESSENTIAL OILS





















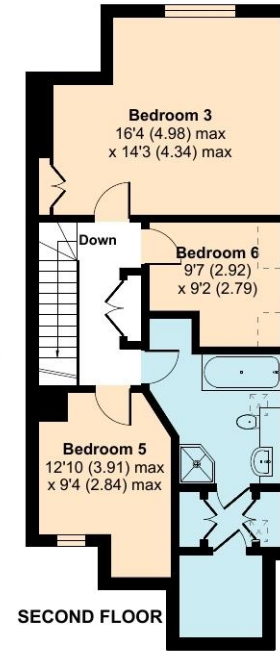
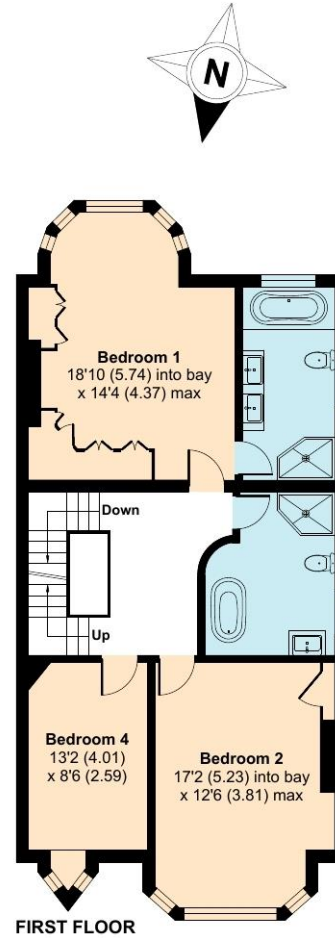
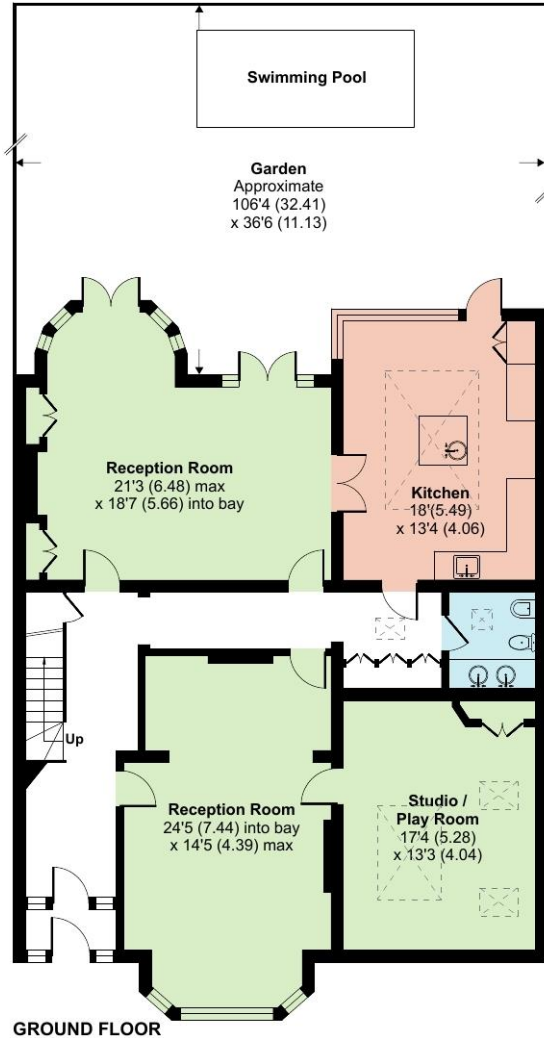
# Hadley Grove, Barnet, EN5

Approximate Area = 3072 sq ft / 285.4 sq m  
 Limited Use Area(s) = 9 sq ft / 0.8 sq m  
 Total = 3081 sq ft / 286.2 sq m

For identification only - Not to scale

Denotes restricted head height

Local authority: Barnet  
 Council tax: Band G  
 Tenure: Freehold



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>		
(55-68)	<b>D</b>		<b>65</b>
(39-54)	<b>E</b>	<b>49</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). ©nitchecom 2023. Produced for Statons. REF: 970040



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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