



Greenacre Close
Hadley Highstone, EN5 4QB



1 Greenacre Close

A substantial and attractive double fronted detached family residence which is located on a corner plot in this sought after cul de sac in Hadley Highstone. This stunning property has been thoughtfully remodelled and refurbished by the current owners and has a bright and spacious, high specification interior.

Comprising an extended welcoming entrance hall with guest w.c, 2 bright and airy reception rooms, a fabulous open kitchen/family room with 2 sets of french doors to the rear garden and sleek contemporary units, quartz tops, Miele and Siemens appliances and a 3 metre island with seating.

On the first floor there is a large main bedroom with a luxurious en suite shower room, 3 further double bedrooms (1 is currently used as a dressing room) and a beautiful family bathroom with Czech & Speake sanitary ware.

Externally there is a large private rear garden of approx. 70'2 x 60'11 with sun terrace and side garden of approx. 32'6 x 23'7 that offers handy access to the neat front garden and driveway parking leading to a double garage.

Location:- Situated on the edge of greenbelt countryside in this highly sought after conservation area close to Hadley Green yet within walking distance of Barnet High street and the Spires shopping centre with its many shops and restaurants. High Barnet tube station (Northern Line) is also easily accessible as well as the M25 motorway. The nearest over ground station would be either Hadley Wood or New Barnet. Renowned local schooling, private and state include Monken Hadley junior school, Queen Elizabeth Boys and Girls Schools, Dame Alice Owen Secondary school, St Marthas secondary school for girls and Haberdashers' Aske's Schools.



SPECIFICATION SUMMARY

- Reinforced steel entrance door with 5 lever lock
 - New double glazed sash windows
- Completely rewired with additional cat 10 cable to the attic for future development and cat6 cable to the driveway electrical socket to allow for e-charging
 - Fire doors to all rooms except bathrooms
 - New boiler and radiators
 - Parquet flooring throughout
- Main bathroom has Czech & Speake sanitary ware and wall lights complemented by an Eicholtz mirror in deco style
 - En-suite classic deco look with Eicholtz mirror and wall lights

Kitchen

- Quartz surfaces
- 3 metre island with seating
- Top of the range Miele appliances
- Integrated combi microwave oven
 - Integrated steam oven
 - Induction hob
 - Dishwasher
- Siemens washing machine
- Siemens upright fridge, wine cooler and freezer
 - Hot water tap and waste disposal
- Planning permission for wrap around extension

























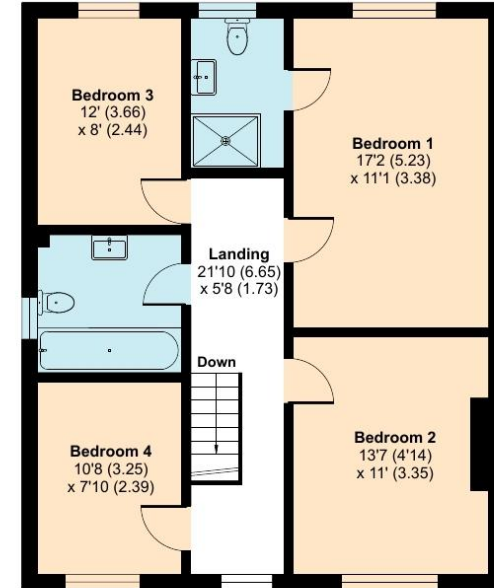
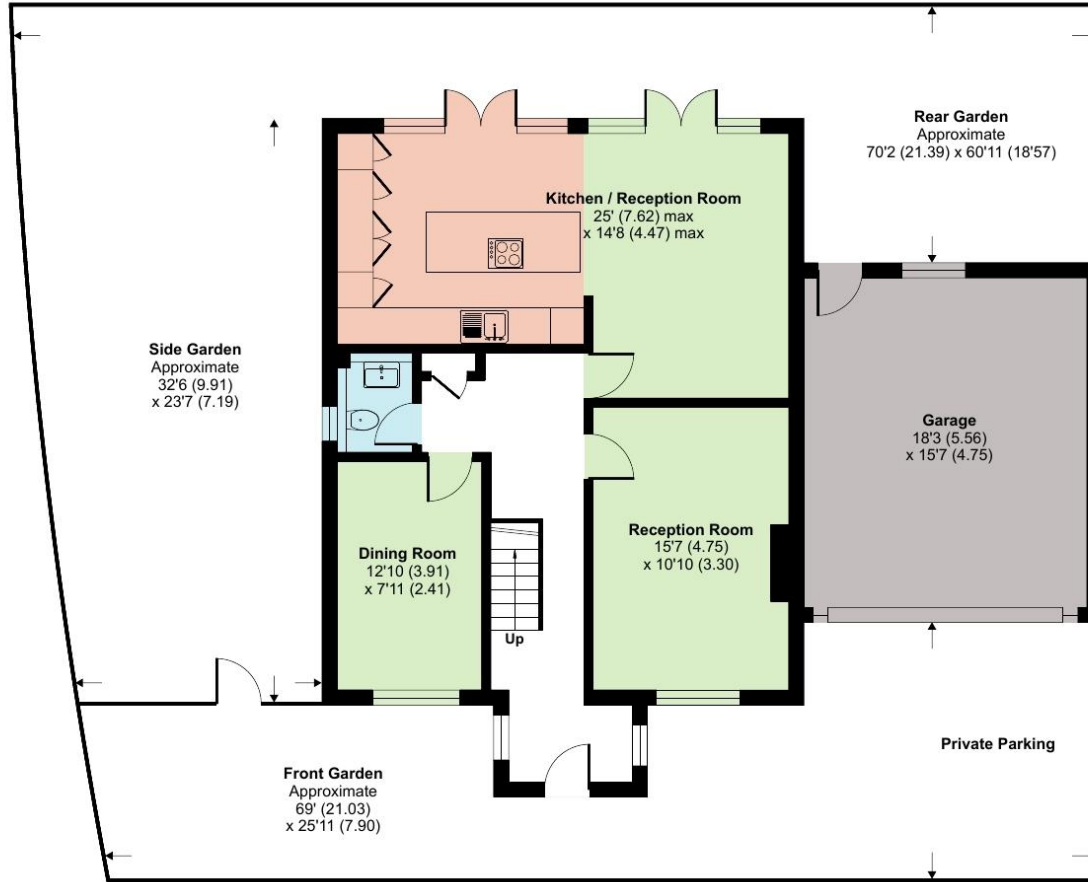
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Approximate Area = 1616 sq ft / 150.1 sq m

Garage = 283 sq ft / 26.2 sq m

Total = 1899 sq ft / 176.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlicom 2024. Produced for Statons. REF: 1119380

Local Authority: Barnet
Council Tax Band: G
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	82
England, Scotland & Wales		EU Directive 2002/91/EC	

