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# Hadley Green Road

## Hadley Green

# Chalkidons, Hadley Green Road, Hadley Green, EN5 5PR £2,695,000

\*\*\* CHAIN FREE \*\*\* Statons are proud to offer for sale this rarely available, handsome 4 bedroom detached family residence located in this prime position overlooking Hadley Green. This truly stunning property occupies a generous plot and is approached via an impressive carriage driveway. Comprising a welcoming entrance hall, 3 generous reception rooms, a study, a fitted kitchen/breakfast room with a separate utility room, a guest w.c. and access to an integral double garage and a large basement. On the first floor there is a lovely galleried landing leading to 4 well appointed bedrooms, a family bathroom with separate w.c and ladder access to a large attic. Externally there is a delightful and extensive, secluded walled garden with large sun terrace, a well tended lawn with mature well stocked borders a greenhouse, a garden shed and side access gate. There is also a large carriage driveway providing ample parking and a double garage.

Location:- 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.































# Hadley Green Road, Barnet, EN5

Approximate Area = 2390 sq ft / 222 sq m  
 Garage = 282 sq ft / 26.1 sq m  
 Total = 2672 sq ft / 248.1 sq m  
 For identification only - Not to scale



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>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</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 2024. Produced for Statons. REF: 1104977

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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