



Old Fold Lane, Hadley Highstone, Barnet

Available

£625,000 (Freehold)





Beautiful 2-bedroom, 2-bathroom Victorian terrace, in a secluded, semi-rural location, offered chain free.

Baker and Chase present this 2-bedroom, 2-bathroom, character property, discreetly nestled along Old Fold Lane, opposite Old Fold Manor Golf Club, in the picturesque Monken Hadley Conservation area.

The property and its location must be visited to be fully appreciated. Sitting within a beautiful terrace, looking onto the golf club, the property offers a wonderful balance of semi-rural living, with the convenience that Chipping Barnet offers.

The accommodation comprises of an entrance hall, leading onto two reception rooms, both complete with feature fire places. The second reception/dining room leads onto a small, cottage-style kitchen, with a lobby area for appliance and a downstairs shower room. The first floor provides two double bedrooms, with a second bathroom accessible via the 2nd/back bedroom and a loft, currently used for storage.

Externally, there is a nice back garden, which benefits greatly from gated rear, pedestrian access, perfect for putting the bins out, or families with pets who enjoy outdoor pursuits.

Hadley Highstone is a historical enclave, with beautiful surroundings and stunning properties, in North London. High Barnet London Underground Station is approx 1 mile away, and offers a regular service into Central London. Hadley Wood B.R Station is approx 1.1 miles away, and offers an alternative regular service into London.

There is ample on street parking, and the property is offered chain free.

Local Authority: Barnet

Local Tax Band : E

Front

Hallway

Door to front aspect, stripped wood floorboards, radiator, stairs to first floors, doors to:

Lounge

Sash windows to front and side aspect, double radiator, original stripped and stained wood floor boards, feature fire place, coving to ceiling

Dining Room

Sash window to rear aspect, stripped wood floor boards, under stairs storage cupboard, feature fire place, door to:

Kitchen

Door and window to side aspect, matching range of wall and base units with roll top work surfaces over, 4-ring gas hob with extractor hood over, electric oven, stainless steel sink and drainer with mixer tap, tiled splash backs, access to:

Lobby/Utility area

Window to side aspect, plumbed and shelved spaces for x2 appliances, door to:

Downstairs Shower Room

Opaque Sash window to rear aspect, radiator, walk-in shower, pedestal hand basin, low flush w/c, extractor fan

First floor landing

Loft access, doors to:

Bedroom 1

x2 Sash windows to front aspect, over-stairs storage cupboard, decorative fireplace

Bedroom 2

Sash window to rear aspect, double radiator, door to:

First Floor Bathroom

Accessed via bedroom 2: Opaque Sash window to rear aspect, heated towel rail, panel bath with mixer tap, shower screen and shower over, low flush w/c, hand basin with mixer tap, radiator, spotlights





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Garden

Mainly laid to lawn, gated rear access, outside tap, patio area, shrub borders

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





Approximate Gross Internal Area 849 sq ft - 79 sq m

Ground Floor Area 459 sq ft - 43 sq m

First Floor Area 390 sq ft - 36 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: Barnet / Council Tax Band: E

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