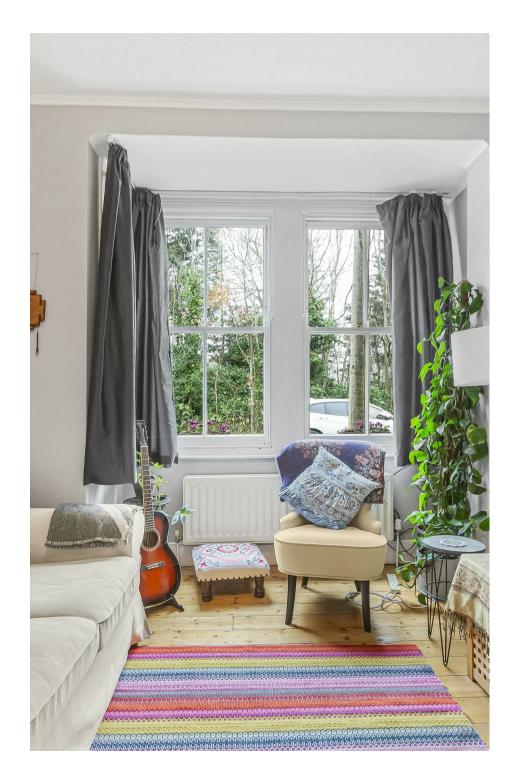


Old Fold Lane, Hadley Highstone, Barnet

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 receptions 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, an 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









Garden

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

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller s Solicitors.

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker and Chase Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Baker and Chase Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Media: (Photos, Videos etc)The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken.













Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice

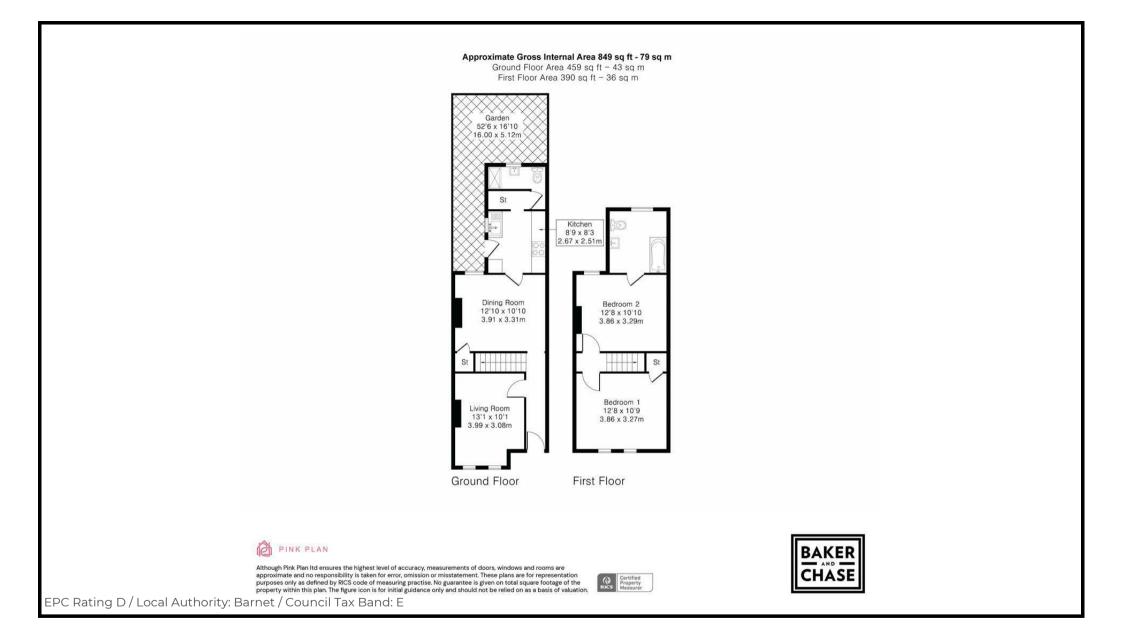
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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.

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