



Old Fold Lane, Barnet, EN5

Asking Price: £675,000

Freehold

Old Fold Lane, Barnet, EN5

An immaculately presented CHAIN FREE Victorian cottage situated in the heart of this highly sought after conservation area being on the fringes of Hadley Green and Old Fold Manor Gold Club whilst still being within easy reach of Barnet town centre with its array of shopping, leisure and transport facilities to include High Barnet underground station (Northern Line) together with a number of highly regarded primary & secondary schools.

Accommodation comprises of 28ft living dining room, modern fitted kitchen with Quartz work surfaces, ground floor wc, two double bedrooms both with en-suites and 37ft well maintained rear garden. Other benefits include double glazing throughout, gas central heating.

- **CHAIN FREE COTTAGE**
- **TWO DOUBLE BEDROOMS**
- **TWO EN-SUITES**
- **28FT LIVING/DINING ROOM**
- **MODERN KITCHEN WITH QUARTZ WORK SURFACES**
- **GROUND FLOOR WC**
- **WELL PRESENTED THROUGHOUT**
- **SOUGHT AFTER LOCATION**
- **37ft GARDEN**
- **COUNCIL TAX BAND E**



Old Fold Lane, Hertfordshire EN5

Total Area: 78.6 m² ... 846 ft²

All measurements are approximate and for display purposes only











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hunters Barnet

41 High Street
High Barnet
Barnet
Hertfordshire
EN5 5UW

T: 020 8441 3377

E: info@hunters-barnet.co.uk

www.hunters-barnet.co.uk

Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

Reference: BRN220290