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Dury Road  
Hadley Green

# 35 Dury Road, Hadley Green, EN5 5PU

£1,350,000



A rare opportunity to acquire this 4 bedroom family home, situated on this sought after road that is located in the heart of Hadley Highstone. The property offers bright and spacious accommodation throughout and comprises a welcoming entrance hall, a guest w.c, 2 generous reception rooms, a large conservatory and a kitchen/breakfast room with door to the integral garage. On the first floor there is a principal bedroom with en suite shower room, 3 further bedrooms and a modern bathroom with separate shower.

Externally there is a wonderful, mature rear garden of approx 129' with sun terrace, a large studio/outbuilding and side entrance gate. There property also benefits from a large driveway and a garage.

Hadley Highstone is a highly sought after conservation area close to Hadley Green, within walking distance to High Barnet tube and Barnet High Street with its many shops, cafés and restaurants. There are also highly regarded schools in the area, both private and state.























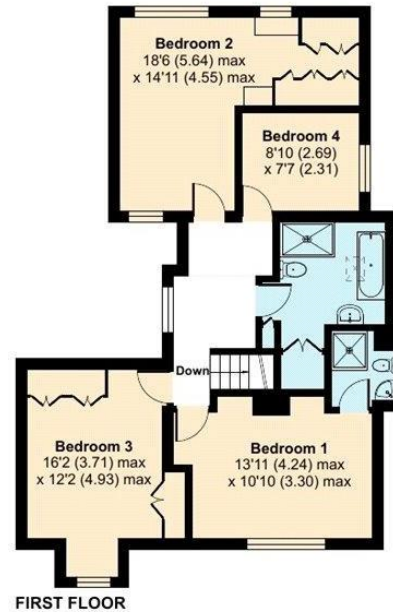
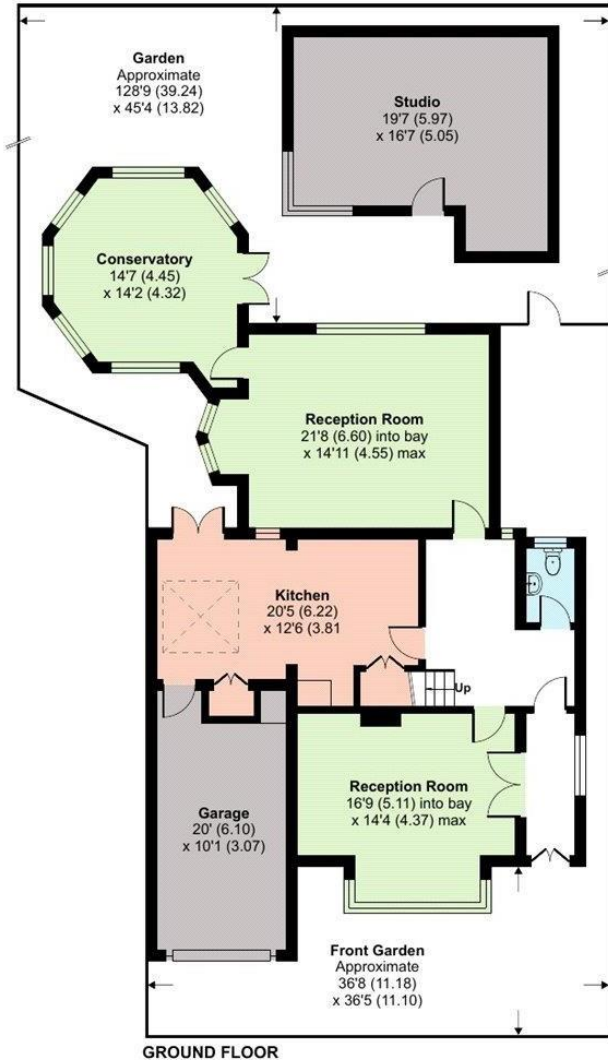




**LEADING TO GARDEN STUDIO**



GARDEN STUDIO



## Dury Road, Barnet, EN5

Approximate Area = 1997 sq ft / 185.5 sq m

Garage = 200 sq ft / 18.5 sq m

Studio = 277 sq ft / 25.7 sq m

Total = 2474 sq ft / 229.7 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>75</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>51</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2023. Produced for Statons. REF: 981540

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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