



Sean Heaney  
HOMES & PROPERTY

**Mill Corner**

Hadley Highstone, Barnet, EN5 4PX

Guide Price £895,000



# Mill Corner

Hadley Highstone, Barnet, EN5 4PX

An exceptional opportunity to acquire a truly distinctive detached residence, discreetly nestled within a peaceful cul-de-sac in one of the area's most prestigious and sought-after neighbourhoods.

This charming and characterful home offers beautifully balanced accommodation, featuring four appointed bedrooms and three bathrooms, including two en-suites. A welcoming entrance hall leads to extensive, light-filled family living space and features a guest cloakroom.

Further accommodation comprising an impressive reception/dining area, complemented by a stylish contemporary kitchen/breakfast room and a versatile conservatory - ideal as a study or garden room - opens onto the private rear garden backing directly onto open green land.

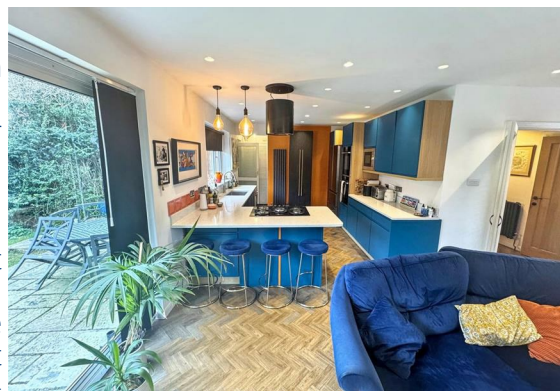
The mature, secluded garden provides a tranquil retreat, enhanced by three garden rooms/workshop, offering flexibility for home working and/or additional storage.

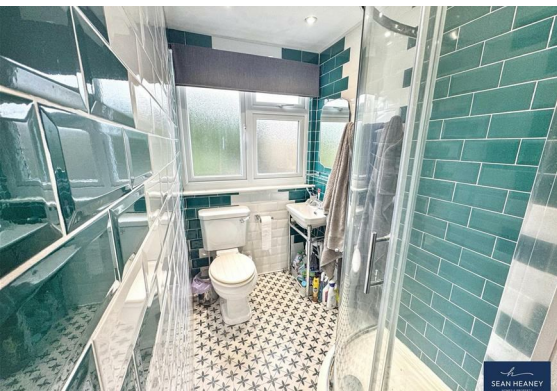
This unique family home is ideally located in the desirable conservation area, just moments from Hadley Green and within easy reach of Barnet town centre. The property also benefits from excellent access to renowned local schools and well-connected transport links. The property has ample off-street parking.

EPC : D

BARNET COUNCIL TAX BAND : F

TENURE : Freehold





## GROUND FLOOR

### Entrance Hall

9'4 x 8'5 (2.84m x 2.57m)

### Reception/Diner

12'5 x 21'4 (3.78m x 6.50m)

### Kitchen/Breakfast Room

11'8 x 10'4 (3.56m x 3.15m)

### Conservatory/Study

10'1 x 7'9 (3.07m x 2.36m)

### Guest Cloakroom

### Bedroom Four

7'10 x 14'10 (2.39m x 4.52m)

### En-Suite Shower

## FIRST FLOOR

### Landing Area

11'10 x 7'8 (3.61m x 2.34m)

### Principal Bedroom

12'5 x 16'7 (3.78m x 5.05m)

### En-Suite Shower Room

### Family Bathroom

5'9 x 6'5 (1.75m x 1.96m)

### Bedroom Two

8'1 x 15'11 (2.46m x 4.85m)

### Bedroom Three

9'8 x 9'7 (2.95m x 2.92m)

## GARDEN

angled: 45'11" max (angled: 14.00 max)

### Workshop

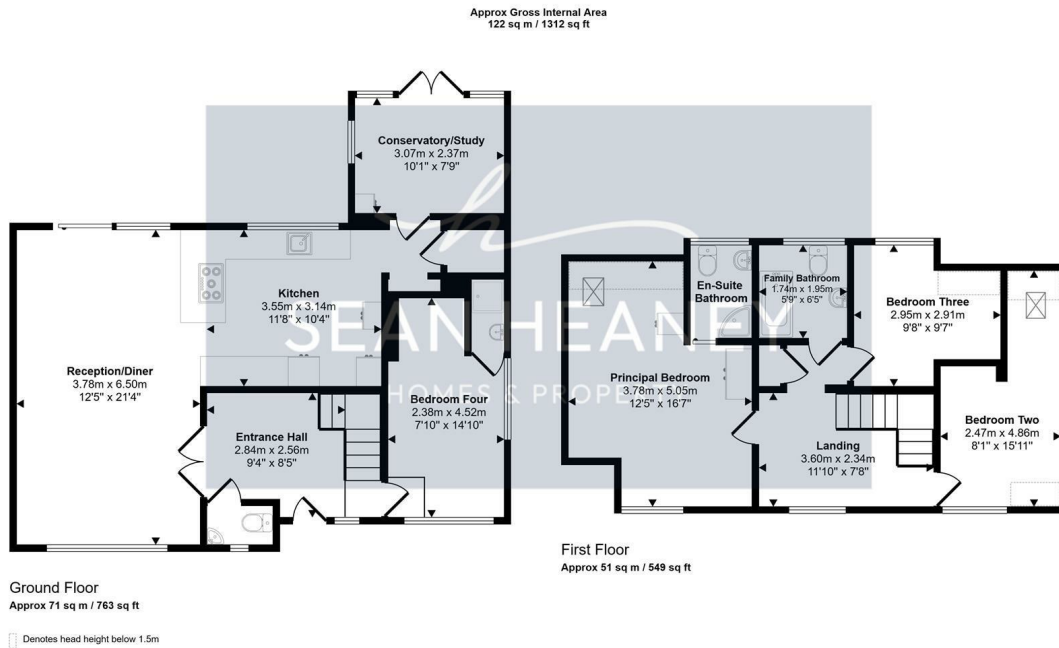
12'11" x 12'10" (3.952 x 3.914)

### Shed/Outbuilding

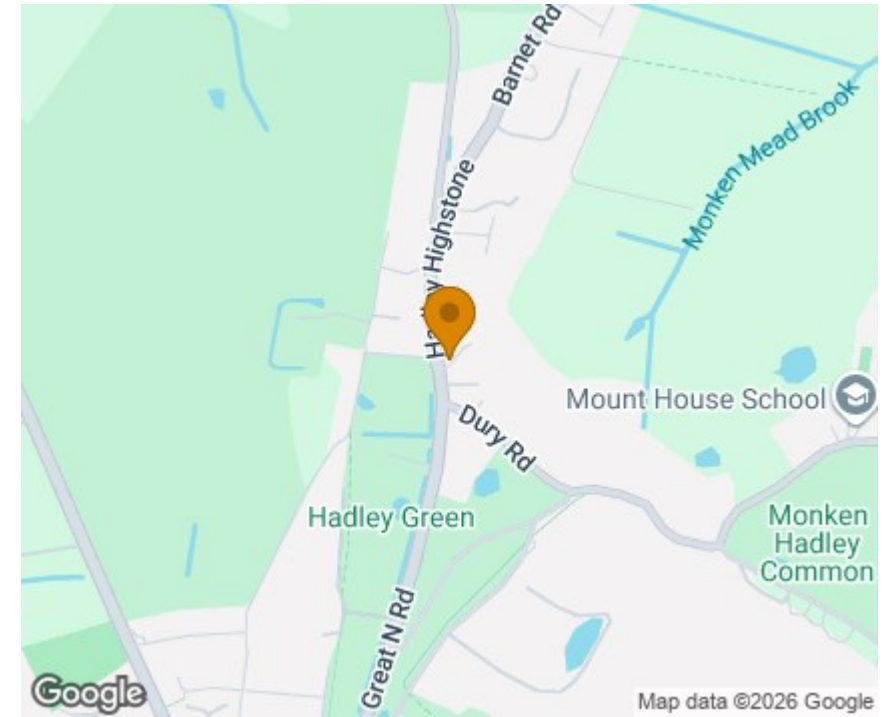
6'7" x 10'4" (2.007 x 3.164)

### Outbuilding/Office

## Floor Plan



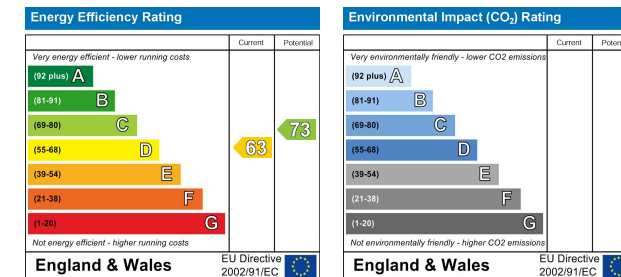
## Area Map



## Viewing

Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. 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.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

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