Sean Heaney
HOMES & PROPERTY

Hadley Road

New Barnet, EN5 5QS

Guide Price £799,950

4 2 3 E

Hadley Road

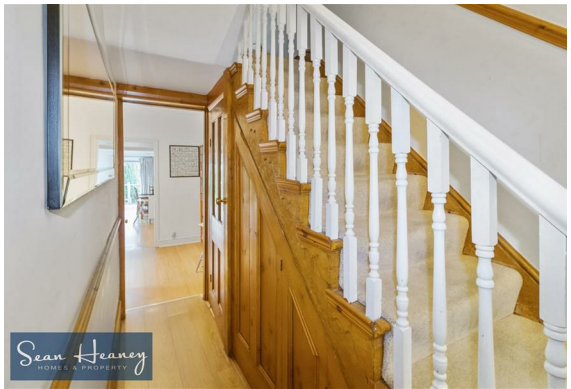
New Barnet, EN5 5QS

* CHAIN FREE *
SPACIOUS SEMI DETACHED VICTORIAN FAMILY HOME arranged over 3 floors, situated within a short walk of HADLEY COMMON and easy reach of local schools, shops, NEW BARNET MAINLINE and HIGH BARNET UNDERGROUND. The property is in a SOUGHT AFTER RESIDENTIAL LOCATION and offers FOUR BEDROOMS, dining room with patio doors leading to PRIVATE GARDEN WITH DECKED TERRACE, CONTEMPORARY KITCHEN/BREAKFAST ROOM, family room, OFFICE, separate living room, GUEST CLOAKROOM and shower room. There are three bedrooms, UTILITY ROOM and a family bathroom to the first floor, and a fourth bedroom to the second floor. The property benefits from OFF STREET PARKING and has been finished to a high standard throughout with MANY PERIOD FEATURES.

EPC : E

BARNET COUNCIL TAX BAND : E

FREEHOLD



GROUND FLOOR

Entrance Hall

Living Room
12'4" x 12'5" (3.78 x 3.80)

Living Room
10'5" x 12'5" (3.18 x 3.80)

Kitchen/Breakfast Room
15'5" x 32'6" (4.70 x 9.92)

Guest Cloakroom

Shower Room

FIRST FLOOR

Bedroom
10'11" x 14'2" (3.33 x 4.33)

Bedroom
10'2" x 12'0" (3.10 x 3.68)

Bedroom
16'2" x 12'10" (4.93 x 3.92)

Utility

Family Bathroom

SECOND FLOOR

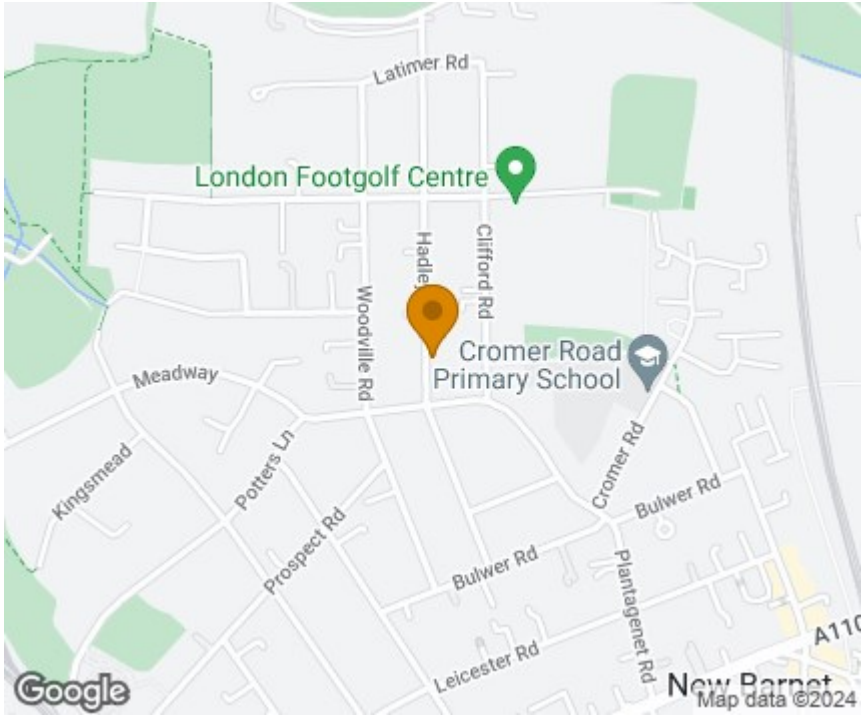
Bedroom
16'0" x 14'8" (4.89 x 4.49)

Floor Plan

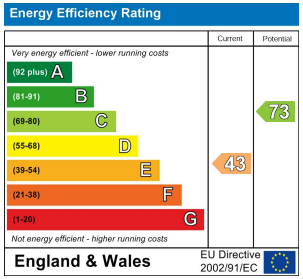
Hadley Road, EN5
Total Area: 149.3 sq metres approx.

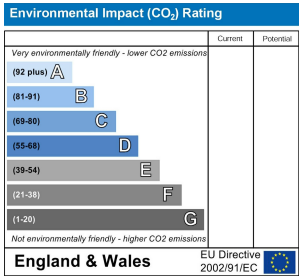
Please note: Whilst every attempt has been made to ensure the accuracy of our floor plans please note that measurements are approximate and no responsibility is taken for any error, omission or misstatement. The floor plans we produce are for representation purposes only and should be used as such by any prospective purchaser. No guarantee is given on the total square footage of the property if quoted on our plans. Any figure given is for initial guidance only and should not be relied on as a basis for valuation purposes.

Area Map



Energy Efficiency Graph





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.

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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