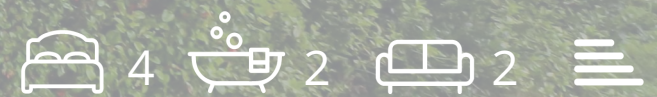




**Hadley Road**  
High Barnet, Barnet, EN5 5QR  
Guide Price £900,000



# Hadley Road

High Barnet, Barnet, EN5 5QR

\* OPEN DAY SATURDAY 4 MAY \*

This handsome, halls adjoining SEMI DETACHED PERIOD PROPERTY combines original features with contemporary living. Currently a FOUR DOUBLE BEDROOM FAMILY HOME (one ground level) and situated in a SOUGHT AFTER RESIDENTIAL LOCATION, within a short walk to HADLEY COMMON, good schools and LOCAL SHOPPING & TRANSPORT FACILITIES, including NEW BARNET MAINLINE & HIGH BARNET UNDERGROUND, the position is IDEAL FOR THE COMMUTER.

The residence is arranged over split levels and offers versatile accommodation, comprising; entrance hall, bay fronted reception, large ground floor bedroom, stylish bathroom, dining room, kitchen with French doors leading to decking area and garden, landing, study area, UTILITY room, family shower room and three further DOUBLE BEDROOMS.

This property offers scope (stpp) and also benefits from a SECLUDED GARDEN with decking & patio area, side access, a DRIVEWAY providing OFF STREET PARKING and an attractive entrance with lovely FRONT GARDEN.

EPC : to follow  
BARNET COUNCIL TAX BAND : F  
TENURE : FREEHOLD





**GROUND FLOOR**

**Entrance Hall**

**Reception Room**

15'0 x 14'7 (4.57m x 4.45m)

**Ground Floor Bedroom**

13'6 x 12'0 (4.11m x 3.66m)

**Dining Room**

12'3 x 11'11 (3.73m x 3.63m)

**Kitchen**

12'2 x 11'2 (3.71m x 3.40m)

**Bathroom**

6'11 x 6'0 (2.11m x 1.83m)

**Cellar 1 - Workshop/Storage**

**Cellar 2 - Storage**

**FIRST FLOOR**

**Landing**

**Bedroom**

15'2 x 13'7 (4.62m x 4.14m)

**Bedroom**

13'7 x 12'0 (4.14m x 3.66m)

**Bedroom**

12'0 x 11'4 (3.66m x 3.45m)

**Bathroom**

8'6 x 8'1 (2.59m x 2.46m)

**Utility**

8'6 x 5'7 (2.59m x 1.70m)

**Office/Nursery**

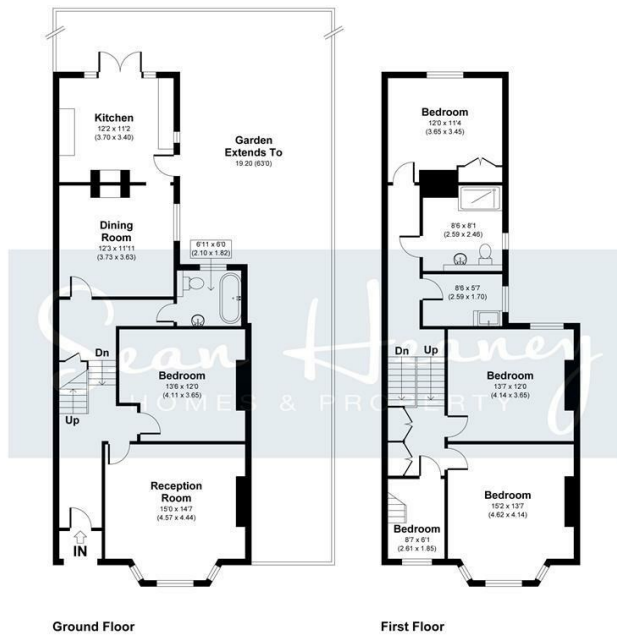
8'7 x 6'1 (2.62m x 1.85m)

**GARDEN EXTENDS TO**

63'0 (19.20m)



## Floor Plan



Hadley Road, EN5

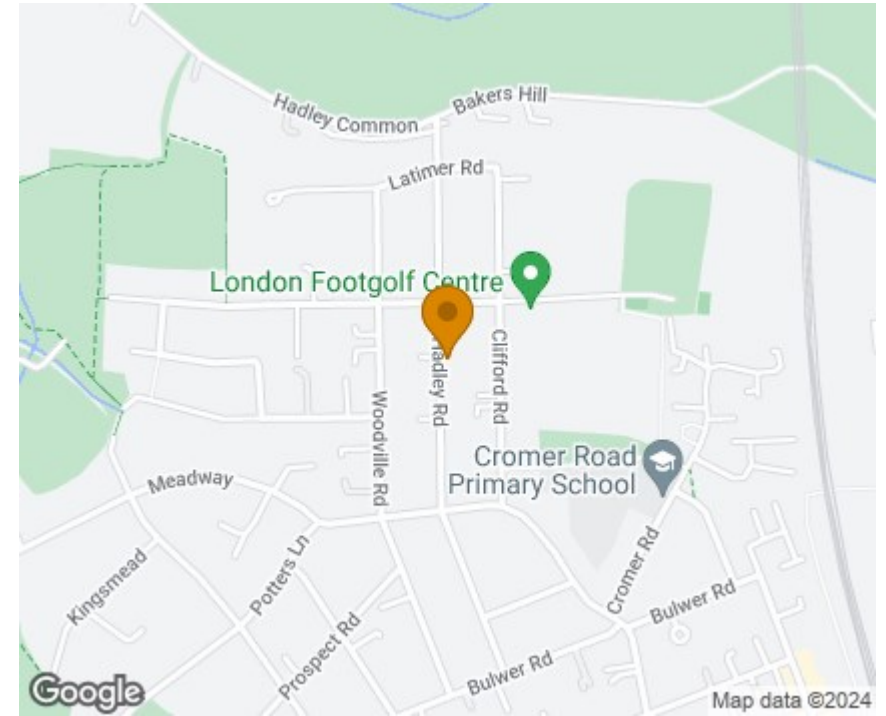
APPROXIMATE GROSS INTERNAL AREA 1717 SQ FT / 159.50 SQ M  
SEAN HEANEY: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2024.

## Viewing

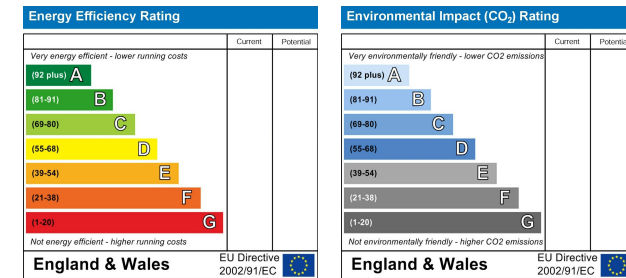
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Area Map



## Energy Efficiency Graph



Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

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