

# Sean Heaney

HOMES & PROPERTY



**Parkgate Avenue**  
Hadley Wood, Barnet

Offers In The Region Of £1,550,000



## Parkgate Avenue Hadley Wood, Barnet

\*\* CHAIN FREE \*\*

A substantial double fronted detached family residence with attractive gabled front elevations set in this highly sought after location. The property provides a total of some 3266 sq ft/305 sq metres arranged as 7 bedrooms, 5 bathrooms (2 en suite) constructed over 3 floors with spacious entrance hall, 2 reception rooms, dining room, fully fitted kitchen/breakfast room, utility room and single garage. The landscaped rear garden features paved patio and mature shrubs and trees. There is off street parking for several vehicles.

EPC:D



### GROUND FLOOR

#### ENTRANCE HALL

20'4 x 10'11 (6.20m x 3.33m)

#### RECEPTION ROOM

18'2 x 15'9 (5.54m x 4.80m)

#### RECEPTION ROOM

15'10 x 13'8 (4.83m x 4.17m)

#### DINING ROOM

14'6 x 11'4 (4.42m x 3.45m)

#### KITCHEN/BREAKFAST ROOM

25'7 x 20'11 (7.80m x 6.38m)

#### UTILITY ROOM

7'6 x 6' (2.29m x 1.83m)

#### SHOWER/WC





**GARAGE**  
16'2 x 10'7 (4.93m x 3.23m)

**FIRST FLOOR**

**BEDROOM 1**  
17'6 x 15'9 (5.33m x 4.80m)

**EN SUITE BATHROOM**

**BEDROOM 2**  
11'8 x 11' (3.56m x 3.35m)

**EN SUITE BATHROOM**

**BEDROOM 3**  
12'9 max x 12'9 max (3.89m max x 3.89m max)

**BEDROOM 4**  
14'7 min x 7'11 (4.45m min x 2.41m)

**BEDROOM 5**  
11' x 10'7 (3.35m x 3.23m)

**FAMILY BATHROOM**

**SECOND FLOOR**

**LANDING**  
13'6 x 11' max (4.11m x 3.35m max)

**ACCESS TO EAVES**

**STORE**

**SHOWER ROOM**

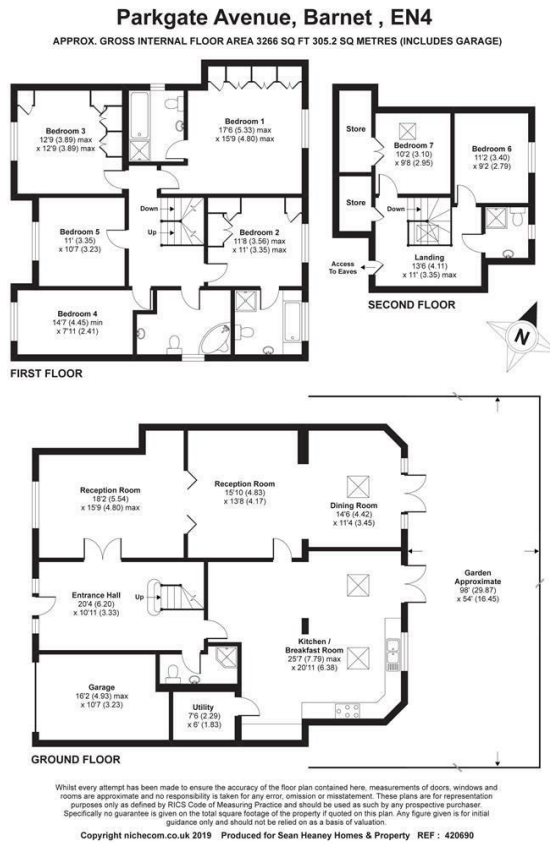
**BEDROOM 6**  
11'2 x 9'2 (3.40m x 2.79m)

**BEDROOM 7**  
10'2 x 9'8 (3.10m x 2.95m)

**STORE**

**GARDEN**  
98' x 54' approx (29.87m x 16.46m approx)

## Floor Plan



## Viewing

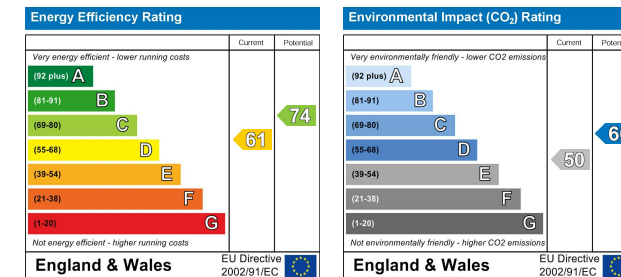
Please contact our Barnet Office on 0208 441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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.
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## Area Map



## Energy Efficiency Graph



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

T: 0208 441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk