



## 82 Hadley Road

New Barnet, Barnet, EN5 5QR

Offers In Excess Of £575,000



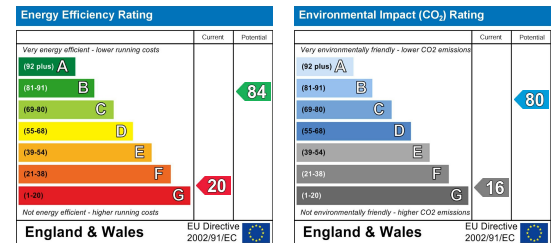
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

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



## CASH BUYERS ONLY.

A unique opportunity to acquire a 3 storey 4 bedroom detached period residence (approx. 1474 SQ FT) in need of complete renovation throughout but offering excellent potential for further improvement and extension (subject to the necessary consents). The accommodation, which is in total disrepair and is therefore uninhabitable, currently consists of 2 reception rooms, kitchen, downstairs WC, 2 first floor bedroom and a bathroom with a further 2 bedrooms to the top level. It's also worth noting that there is a sizeable basement area with scope to covert into further accommodation. The rear garden extends to approx. 75ft in depth and there is off street parking provided to the front.



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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