



Woodville Road

New Barnet, Barnet, EN5 5HA

Offers In Excess Of £1,300,000

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This handsome DOUBLE FRONTED EDWARDIAN FAMILY HOME retains many ORIGINAL PERIOD FEATURES and is situated within a short walk to HADLEY COMMON, good schools and LOCAL SHOPPING FACILITIES. Offering over 2,000 sq ft of accommodation the property is arranged over two floors including FIVE BEDROOMS, a kitchen/breakfast room, living room, reception room, STUDY, conservatory, UTILITY, GUEST CLOAKROOM, large family bathroom and the master room with EN-SUITE. Ideally located for the COMMUTER within close proximity for both HIGH BARNET UNDERGROUND and NEW BARNET MAINLINE. This beautiful property presents scope (stpp) including POTENTIAL LOFT CONVERSION and also benefits from a GYM/OUTBUILDING, a rear PRIVATE GARDEN of approx. 77 ft and is situated in a VERY DESIRABLE RESIDENTIAL AREA.

EPC : D

BARNET COUNCIL TAX BAND : G

FREEHOLD

GROUND FLOOR

Porch

Entrance Hall

Reception

15'10 x 12'10 (4.83m x 3.91m)

Living Room

16'9 x 13'11 (5.11m x 4.24m)





Kitchen/Breakfast Room
17'9 x 12'10 (5.41m x 3.91m)

Study
10'7 x 10'4 (3.23m x 3.15m)

Conservatory
11'1 x 8'1 (3.38m x 2.46m)

Utility Room

Guest Cloakroom

Outbuilding/Gym
18'7 x 6'0 (5.66m x 1.83m)

FIRST FLOOR

Landing

Bedroom 1
17'9 x 15'10 (5.41m x 4.83m)

En-suite
8'10 x 5'7 (2.69m x 1.70m)

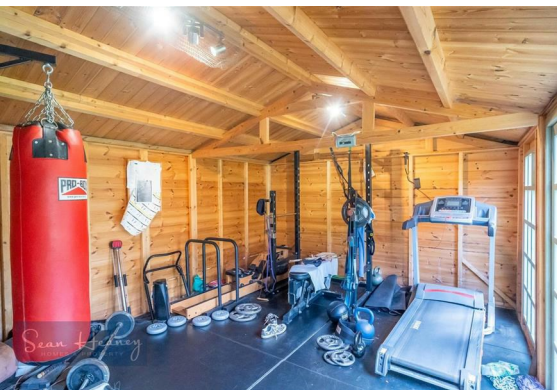
Bedroom 2
13'11 x 13'8 (4.24m x 4.17m)

Bedroom 3
13'2 x 8'8 (4.01m x 2.64m)

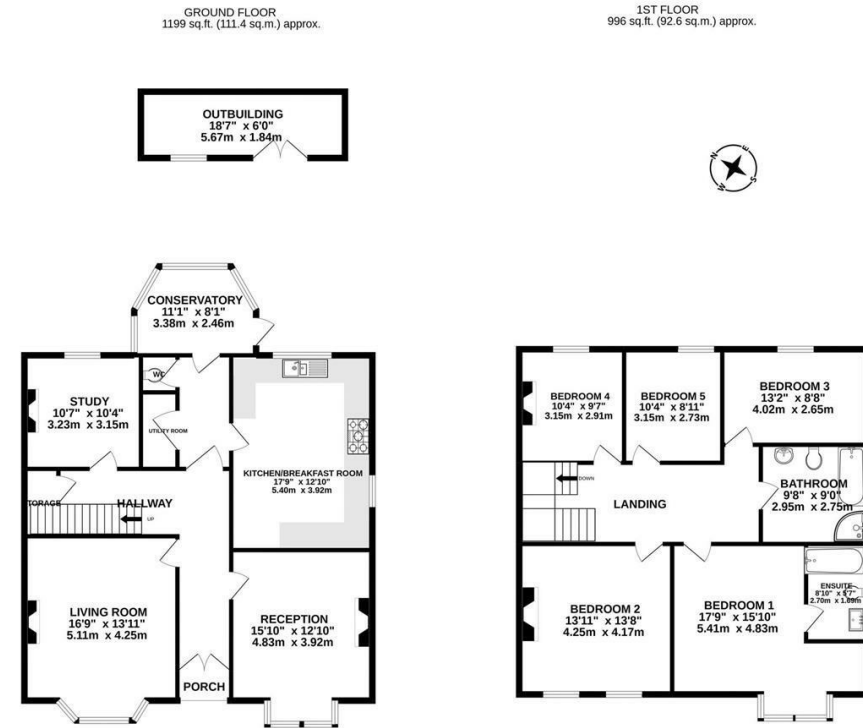
Bedroom 4
10'4 x 9'7 (3.15m x 2.92m)

Bedroom 5
10'4 x 8'11 (3.15m x 2.72m)

Family Bathroom
9'8 x 9'0 (2.95m x 2.74m)



Floor Plan



TOTAL FLOOR AREA: 2196 sq.ft. (204.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro ©2022.

Viewing

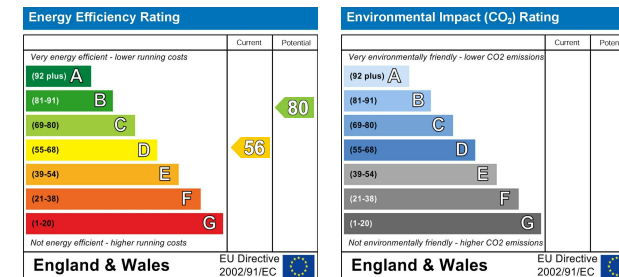
Please contact our Barnet Office on 0208 441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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



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