



**Hadley Ridge**

Hadley, Barnet, EN5 5TE

£385,000

PROPERTY



## Hadley Ridge

Hadley, Barnet, EN5 5TE

\* RARE REFURBISHMENT OPPORTUNITY \*

GROUND FLOOR MAISONNETTE in tree lined CUL-DE-SAC offering SCOPE FOR RENOVATION in an EXCELLENT LOCATION close to HIGH STREET SHOPPING FACILITIES. The property benefits from TWO BEDROOMS, OFF STREET PARKING and a good size PRIVATE GARDEN. In addition the accommodation has access to LARGE COMMUNAL GARDENS via a direct gate and is CONVENIENT FOR COMMUTERS IN CLOSE PROXIMITY TO HIGH BARNET UNDERGROUND. Improvement is required.



\*\* OPEN DAY 8 JANUARY 2022 - APPOINTMENT REQUIRED \*\*

EPC : E

### Entrance Hall

### Kitchen

12'5" x 6'8" (3.80 x 2.04)

### Living Room

10'7" x 17'3" (3.25 x 5.27)

### Bedroom 1

10'0" x 13'5" (3.06 x 4.11)

### Bedroom 2

8'10" x 13'6" (2.71 x 4.14)

### Bathroom





Sean Heaney  
HOMES & PROPERTY



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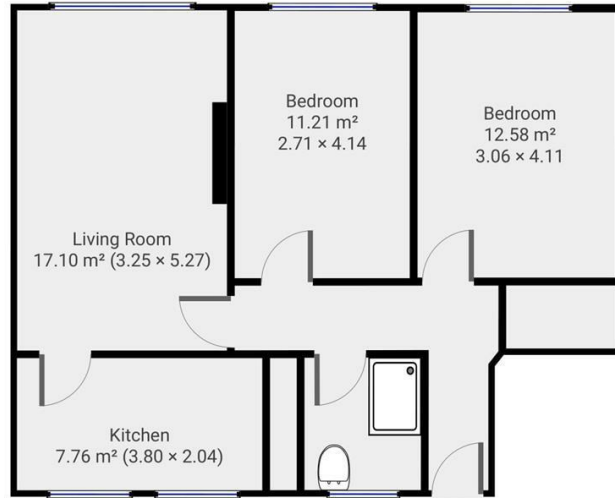


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## Floor Plan

### Hadley Ridge, EN5

Total Area: 64.8 sq metres / 698 sq ft 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.\*\*\*

## Viewing

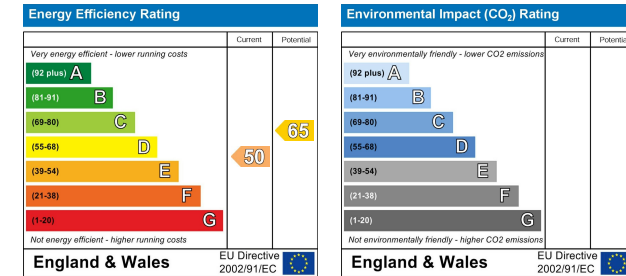
Please contact our Barnet Office on 0208 441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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