

Sean Heaney

HOMES & PROPERTY



The Crescent

Hadley Common, Barnet, EN5 5QQ

£1,900,000



The Crescent

Hadley Common, Barnet, EN5

A commanding and beautifully presented double fronted detached Edwardian family residence situated on a generous elevated south facing plot in this highly exclusive position opposite Hadley Common and with impressive far reaching views towards the City at the rear. The property has been subject to extensive restoration and extension by the current owners with many of its original period features being sympathetically retained whilst displaying stunning contemporary accents conducive to modern day living. The overall accommodation to the ground floor consists of drawing room, formal dining room, television room, luxuriously appointed kitchen with integrated appliances which is open plan with the spacious and bright breakfast/ family room which features a vaulted ceiling. The cellar has been converted to a laundry room. To the first and second floors, there are a total of 5 double bedrooms (2 with en suite facilities), and an exceptionally large luxury family bathroom. The picturesque, mature south facing rear garden extends to approx 114' in depth. EPC:D

Approach

Entrance Lobby

Entrance Hall

TV Room/Study

12'11" max into bay x 12'3" (3.94 max into bay x 3.74)

Guest wc





Dining Room

15'11" x 13'9" increasing to 18'2" into bay (4.86 x 4.18 increasing to 5.54 into bay)

Drawing Room

23'2" x 14'6" (7.06 x 4.41)

Family/Breakfast Room

19'3" x 13'3" (5.87 x 4.05)

Kitchen

26'11" x 9'2" (8.20 x 2.79)

Side Lobby

Lower Ground Floor

Laundry Room

11'2" x 9'0" (3.41 x 2.74)

First Floor Landing

Master Bedroom

23'6" x 19'8" max (7.16 x 6.00 max)

Loft Room

Bedroom 2

4.98 x 4.31 inc. to 5.59 into bay

Ensuite Bathroom

Bedroom 3

14'4" x 10'4" max (4.37 x 3.16 max)

Family Bathroom

Second Floor Landing

Bedroom 4

4.20 x 3.30 inc. to 4.24 max

Ensuite Shower Room

Bedroom 5

13'6" x 10'2" max (4.11 x 3.09 max)

Rear Garden

121'5" approx (37 approx)



Floor Plan

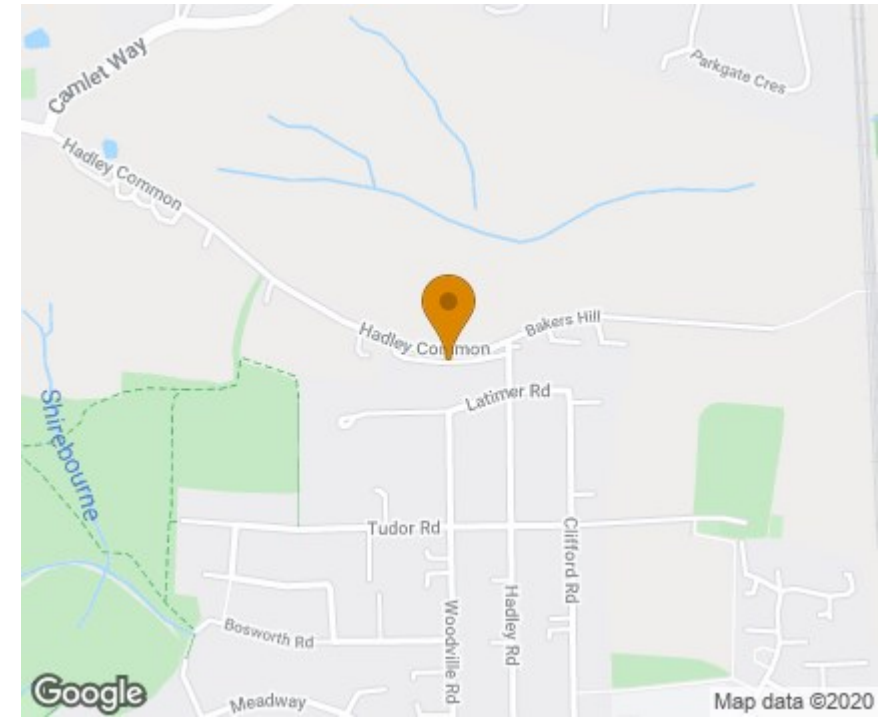


Viewing

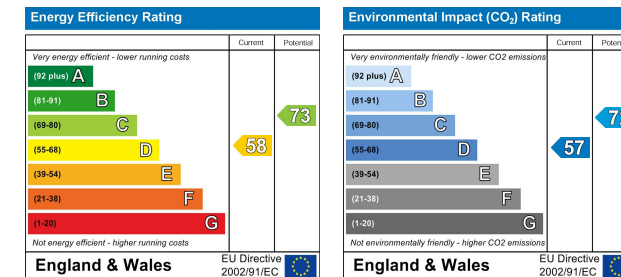
Please contact our Barnet Office on 0208 441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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.
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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