Sean Heaney
HOMES & PROPERTY

Hadley Road

New Barnet, Barnet, EN5 5QU

Guide Price £950,000

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This handsome, halls adjoining SEMI DETACHED PERIOD PROPERTY combines original features with modern day living. Predominantly double glazed, the FIVE BEDROOM FAMILY HOME has been sympathetically extended to create SUBSTANTIAL LIVING SPACE in a SOUGHT AFTER RESIDENTIAL LOCATION.

Situated within a short walk to HADLEY COMMON, good schools and LOCAL SHOPPING & TRANSPORT FACILITIES, including NEW BARNET MAINLINE & HIGH BARNET UNDERGROUND, the position is IDEAL FOR THE COMMUTER.

The residence is arranged over four levels and offers OVER 2,000 sq ft of accommodation, comprising; entrance hallway, bay window front reception, kitchen/breakfast room, UTILITY AREA, GUEST CLOAKROOM, further spacious reception leading to beautiful mature rear garden, STUDY, five bedrooms and THREE BATHROOMS.

This fine property provides scope (stpp) and also benefits from an OUTBUILDING/POTENTIAL HOME OFFICE, a SECLUDED GARDEN, side access, OFF STREET PARKING and is presented CHAIN FREE.

EPC : D

BARNET COUNCIL TAX BAND : G

FREEHOLD

GROUND FLOOR

Entrance Hallway

Reception One
13'11 x 12'9 (4.24m x 3.89m)

Kitchen
17'1 x 12'9 (5.21m x 3.89m)

Utility Area
9'8 x 5'1 (2.95m x 1.55m)

Guest Cloakroom

Reception Two
23'2 x 11'7 (7.06m x 3.53m)

Study
6'9 x 5'0 (2.06m x 1.52m)

FIRST FLOOR

Landing

Bedroom
13'10 x 11'3 (4.22m x 3.43m)

En Suite Shower Room
5'6 x 4'6 (1.68m x 1.37m)

Family Bathroom

Bedroom
13'0 x 9'10 (3.96m x 3.00m)

Bedroom
13'8 x 8'3 (4.17m x 2.51m)

Bedroom
9'7 x 8'7 (2.92m x 2.62m)

SECOND FLOOR

Bedroom
17'9 x 13'9 (5.41m x 4.19m)

Shower Room
6'7 x 5'1 (2.01m x 1.55m)

OUTBUILDING
10'10 x 8'10 (3.30m x 2.69m)

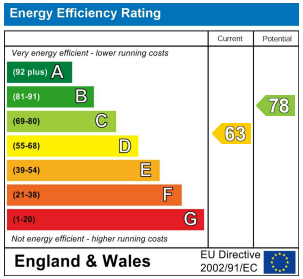
SHED/OUTBUILDING
10'10 x 4'0 (3.30m x 1.22m)

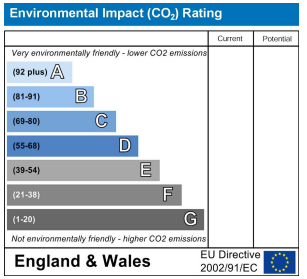
GARDEN
62' x 22' (18.90m x 6.71m)

Floor Plan

Area Map

Energy Efficiency Graph





Viewing

Please contact our Barnet Office on 020 8441 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.

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