

# Sean Heaney

HOMES & PROPERTY



## Hadley Road

New Barnet, Barnet, EN5 5QU

Guide Price £950,000



# Hadley Road

New Barnet, Barnet, EN5 5QU

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

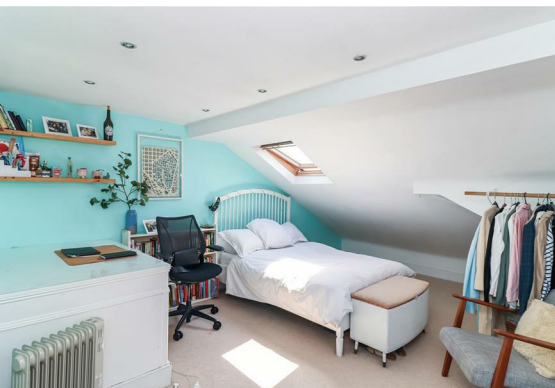
10'10" x 8'10" (3.30m x 2.69m)

### SHED/OUTBUILDING

10'10" x 4'0" (3.30m x 1.22m)

### GARDEN

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



## Floor Plan



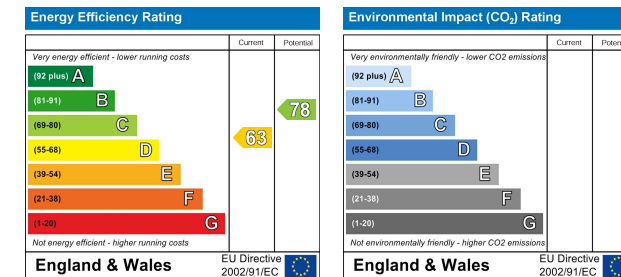
## Area Map



## 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.

## Energy Efficiency Graph



- 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.
- 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.
- 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.
- Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
- 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.

Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

T: 020 8441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk