



**Tudor Road**

New Barnet, Barnet, EN5 5NP

Offers In Excess Of £900,000



# Tudor Road

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\* CHAIN FREE \*  
A FINE SEMI DETACHED FAMILY HOME situated in this DESIRABLE LOCATION close to Hadley Common, Tudor Park playing fields and within easy reach of HIGH BARNET UNDERGROUND and NEW BARNET MAINLINE station. The property offers FOUR BEDROOM accommodation and consists of; THREE RECEPTION ROOMS (including a conservatory/sun room), FITTED KITCHEN, four bedrooms (one master with EN-SUITE) and family bathroom/WC. The house offers great family accommodation and benefits further from OFF-STREET PARKING, an OUTBUILDING and private garden with DIRECT ACCESS TO KING GEORGE'S FIELDS & HADLEY COMMON. Located close to many GOOD & OUTSTANDING SCHOOLS, this property offers versatile living.

EPC : D  
BARNET COUNCIL TAX BAND : E  
FREEHOLD





## GROUND FLOOR

### Hallway

### Reception Room

11'6" x 12'8" (3.51m x 3.86m)

### Reception Room

17'2" x 11'15" (5.23m x 3.35m)

### Sun Room/Conservatory

7'7" x 19'6" (2.31m x 5.94m)

### Kitchen

13'8" x 8'1" (4.17m x 2.46m)

## FIRST FLOOR

### Landing

### Bedroom

11'9" x 12'2" (3.58m x 3.71m)

### Bedroom

9'4" x 6'6" (2.84m x 1.98m)

### Bedroom

13'6" x 11'6" (4.11m x 3.51m)

### Bathroom

### WC

## SECOND FLOOR

### Master Bedroom

15'5" x 12' (4.70m x 3.66m)

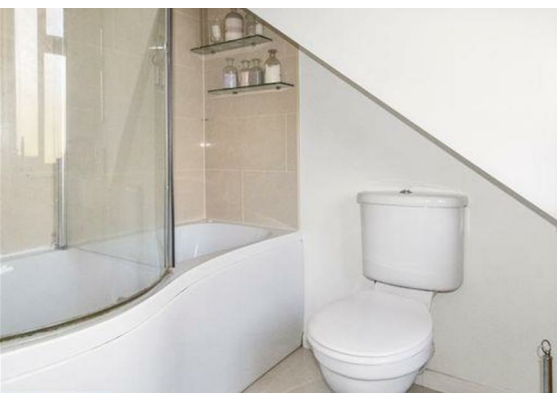
### En-Suite Bathroom

## GARDEN

52'5" approx (16m approx)

### Outbuilding

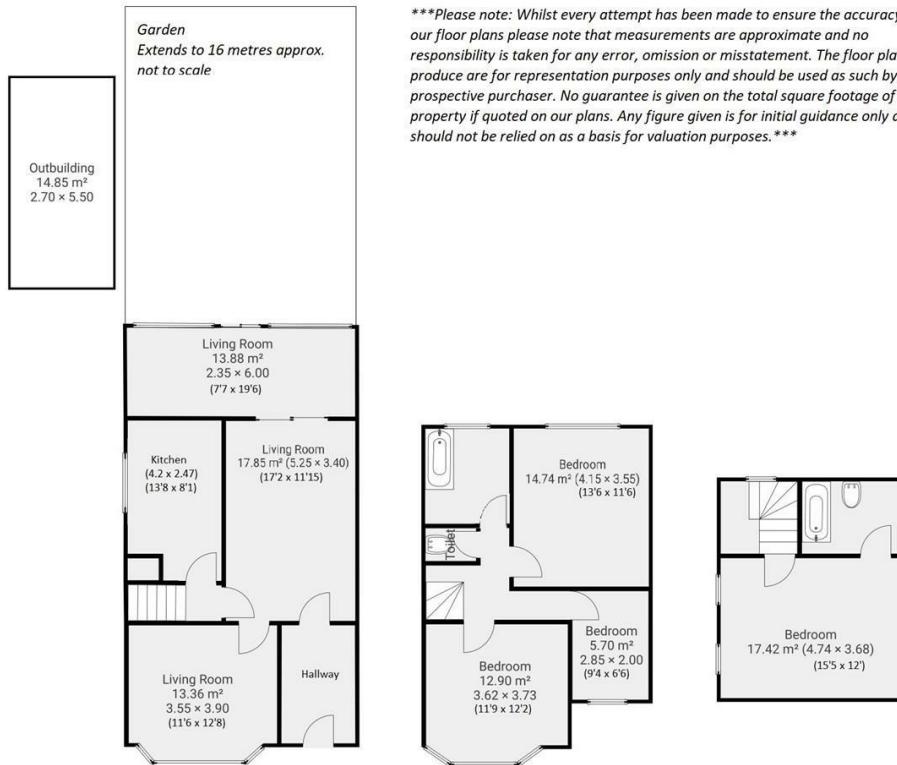
8'10" x 18'0" (2.70m x 5.50m)



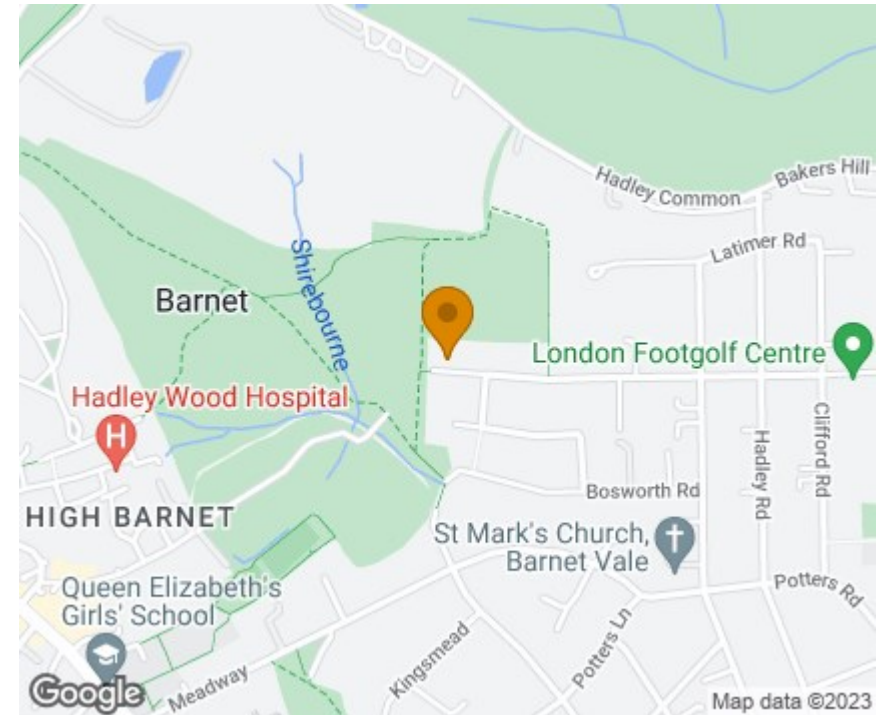
## Floor Plan

### Tudor Road, EN5

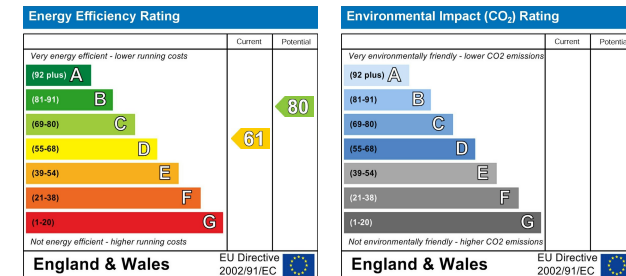
Total Area: 137.2 sq metres / 1476 sq ft approx.



## 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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