



## Tudor Road

New Barnet, Barnet, EN5 5NW

Guide Price £795,000

**Tudor Road**

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An IMMACULATELY PRESENTED THREE BEDROOM PROPERTY situated in this DESIRABLE LOCATION close to Hadley Common, Tudor Park, King George's fields and within easy reach of HIGH BARNET UNDERGROUND and NEW BARNET MAINLINE station.

The WELL DESIGNED accommodation consists of OPEN PLAN GROUND FLOOR LIVING SPACE; lounge/reception, FULLY FITTED KITCHEN/BREAKFAST ROOM, sun room with bi-fold doors LEADING TO STUNNING RAISED DECKING AREA and SOUTH FACING LANDSCAPED GARDEN, hallway, GUEST CLOAKROOM, THREE BEDROOMS and luxury family bathroom.

This SEMI DETACHED FAMILY HOME offers contemporary living, benefitting further from paved OFF-STREET PARKING, GARAGE/UTILITY AREA and a STYLISH OUTBUILDING providing GARDEN STUDIO/HOME OFFICE.

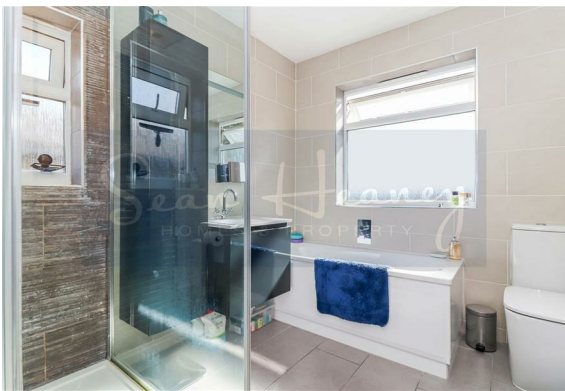
Located close to many GOOD & OUTSTANDING SCHOOLS, this property offers a wealth of family living with scope for FURTHER EXTENSION (stpp),

EARLY VIEWING IS STRONGLY ADVISED.

EPC : D

BARNET COUNCIL BAND : E

TENURE : FREEHOLD





## GROUND FLOOR

### Guest Cloakroom

### Kitchen

20'4" x 6'3" (6.22 x 1.93)

### Dining/Breakfast Room

18'5" x 11'10" (5.63 x 3.63)

### Reception Room

12'5" x 12'3" (3.81 x 3.75)

## FIRST FLOOR

### Bedroom 1

12'11" x 10'11" (3.96 x 3.35)

### Bedroom 2

11'10" x 10'11" (3.63 x 3.35)

### Bedroom 3

7'6" x 7'5" (2.31 x 2.28)

### Family Bathroom

8'3" x 7'3" (2.54 x 2.23)

## GARDEN

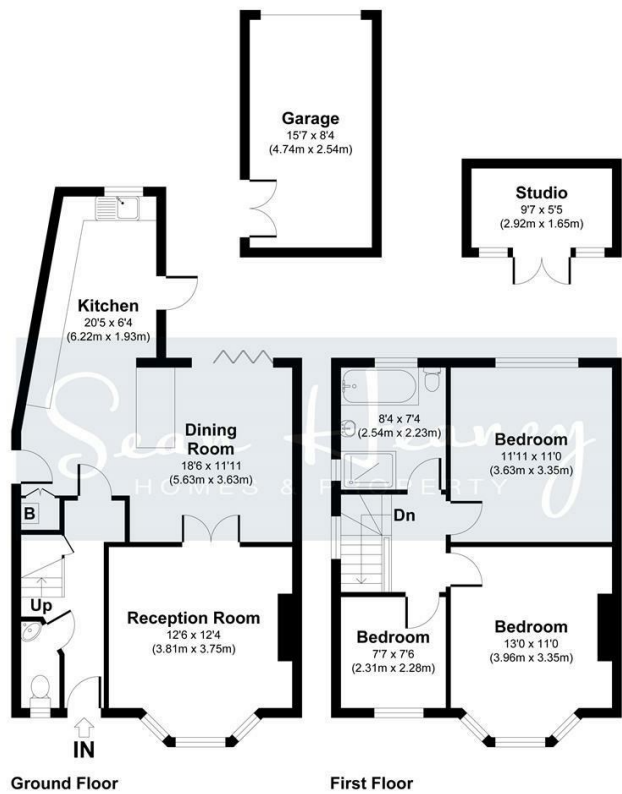
15'6" x 8'3" (4.74 x 2.54)

### GARDEN STUDIO

9'6" x 5'4" (2.92 x 1.65)



Floor Plan



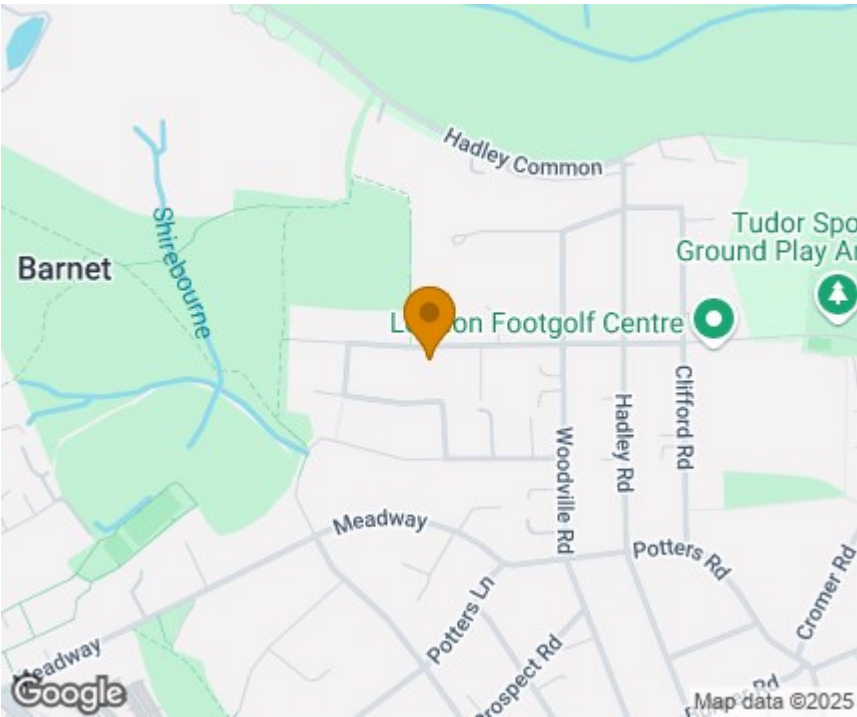
Tudor Road, EN5  
APPROXIMATE GROSS INTERNAL AREA 1148 SQ FT / 106.63 SQ M INC. GARAGE & STUDIO  
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Viewing

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.

Area Map



Energy Efficiency Graph

