

Sean Heaney  
HOMES & PROPERTY



Woodville Road  
New Barnet, Barnet, EN5 5HD  
Guide Price £1,075,000



# Woodville Road

New Barnet, Barnet, EN5 5HD

Elegant SEMI-DETACHED FAMILY HOME in PRIME RESIDENTIAL LOCATION.

This handsome property has been recently EXTENDED & REFURBISHED to deliver effortless style throughout. The residence has been thoughtfully transformed to blend character and charm with contemporary generous living space, offering close to 1,800 sq ft of accommodation across THREE FLOORS. The property is situated within easy walking distance of HADLEY COMMON, highly regarded local schools, and a range of SHOPPING & TRANSPORT FACILITIES.

Beautifully arranged, the home comprises FOUR WELL-PROPORTIONED BEDROOMS, an extensive kitchen/breakfast/living area, large bay-fronted reception, attractive entrance hall, GUEST CLOAKROOM, three bedrooms (presently one as a STUDY) and luxurious family bathroom on the first floor, and an IMPRESSIVE MASTER & EN-SUITE loft extension, offering a private retreat in this stunning family dwelling.

To the rear, an immaculate private garden, providing lawn & patio terrace, with a versatile outbuilding currently a SUMMERHOUSE, and the benefit of OFF-STREET PARKING on the front approach.

Perfectly positioned for commuters, the property lies close to both HIGH BARNET UNDERGROUND (Northern Line) and NEW BARNET MAINLINE STATION, providing easy access into Central London (KINGS CROSS & MOORGATE).

This RARE OPPORTUNITY to secure a gorgeous family home in one of the area's most desirable neighbourhoods. We would strongly advise PROMPT VIEWING.

EPC : D

BARNET COUNCIL TAX BAND : F

TENURE : Freehold





## GROUND FLOOR

### Entrance Hall

### Reception Room

15'11 x 12'11 (4.85m x 3.94m)

### Kitchen / Dining / Living Area

24'0 x 19'3 (7.32m x 5.87m)

### Guest Cloakroom

### Storage / Utility Area

## FIRST FLOOR

### Landing

### Bedroom Two

15'11 x 11'10 (4.85m x 3.61m)

### Bedroom Three

13'7 x 11'9 (4.14m x 3.58m)

### Bedroom Four / Study

9'11 x 7'2 (3.02m x 2.18m)

### Family Bathroom

8'11 x 7'0 (2.72m x 2.13m)

## SECOND FLOOR

### Master Suite

21'4 x 18'2 (6.50m x 5.54m)

### En Suite Shower Room

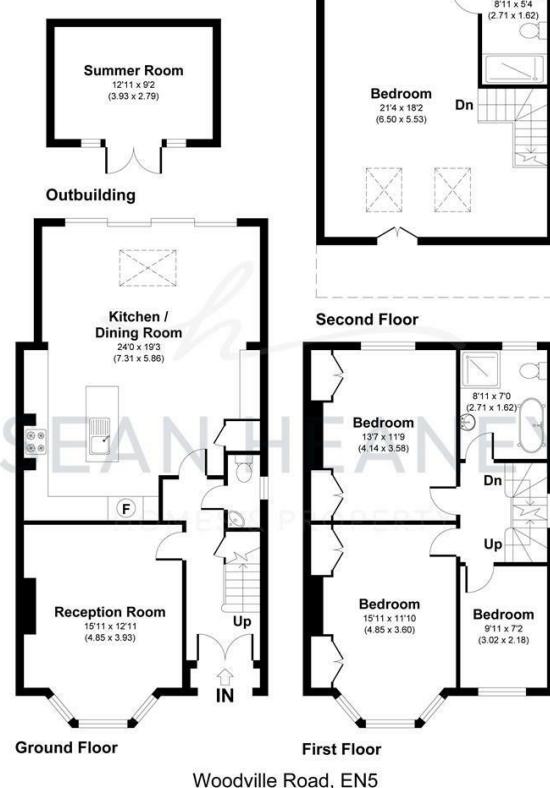
8'11 x 5'4 (2.72m x 1.63m)

## GARDEN

### OUTBUILDING / SUMMER ROOM

12'11 x 9'2 (3.94m x 2.79m)

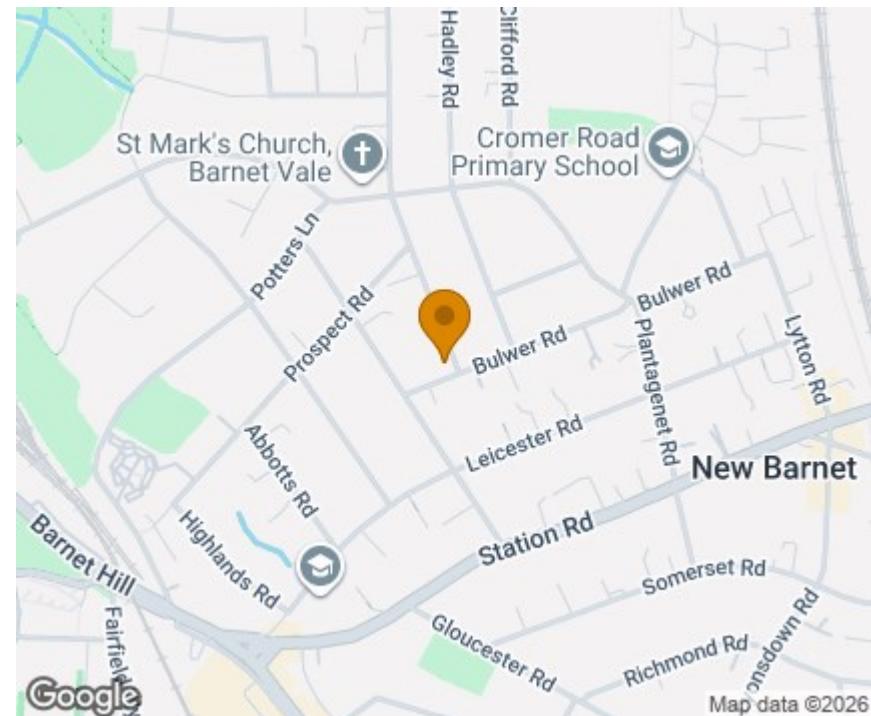
## Floor Plan



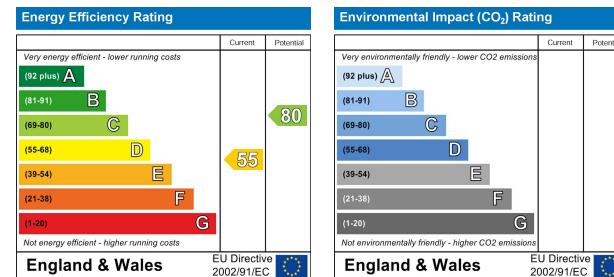
## Viewing

Please contact our Barnet Office on 020 8441 7173  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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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