

Sean Heaney  
HOMES & PROPERTY



**Tudor Road**

New Barnet, Barnet, EN5 5NW

Guide Price £799,000

3 1 2 D

## Tudor Road

New Barnet, Barnet, EN5 5NW

A much loved and well presented SEMI-DETACHED FAMILY HOME offering EXCELLENT SCOPE (stpp). The bright & spacious accommodation consists of entrance hall, dining room, lounge/reception, newly refurbished modern kitchen, storage pantry, THREE BEDROOMS, a bathroom and separate cloakroom.

The property benefits further from block paved OFF-STREET PARKING, a GARAGE and side access to a BEAUTIFUL SOUTH FACING PRIVATE GARDEN equipped with two sheds. Located close to many GOOD & OUTSTANDING SCHOOLS, this residence offers a wealth of opportunity for family living.

Situated in the 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 property offers a RARE OPPORTUNITY and VIEWING IS STRONGLY ADVISED.

EPC : D

BARNET COUNCIL TAX BAND : E

TENURE : FREEHOLD





## GROUND FLOOR

### Hallway

**Reception Room**  
12'10 x 11'10 (3.91m x 3.61m)

**Dining Room**  
12'5 x 12'1 (3.78m x 3.68m)

**Kitchen**  
13'3 x 7'7 (4.04m x 2.31m)

**Storage/Pantry**

## FIRST FLOOR

### Landing

**Bedroom 1**  
13'5 x 12'4 (4.09m x 3.76m)

**Bedroom 2**  
12'11 x 12'1 (3.94m x 3.68m)

**Bedroom 3**  
9'0 x 7'1 (2.74m x 2.16m)

**Family Bathroom**  
7'8 x 7'8 (2.34m x 2.34m)

### Cloakroom

**GARDEN**  
56'0 x 30'0 (17.07m x 9.14m)

**GARAGE**  
14'8 x 7'11 (4.47m x 2.41m)



## Floor Plan



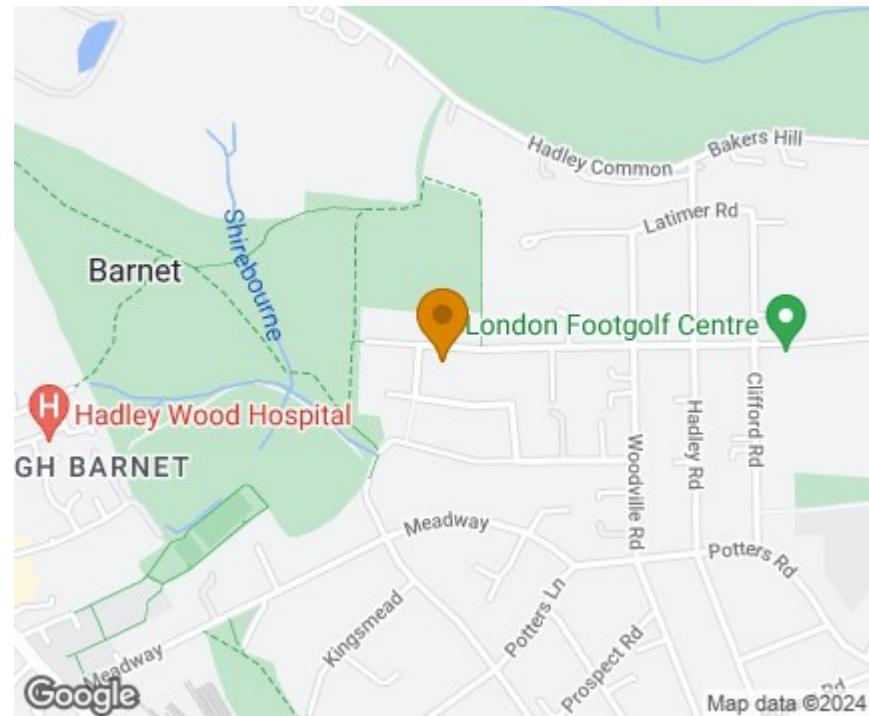
Tudor Road, EN5

APPROXIMATE GROSS INTERNAL AREA 1116 SQ FT / 103.70 SQ M INC. GARAGE  
SEANHEANEY: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2024.

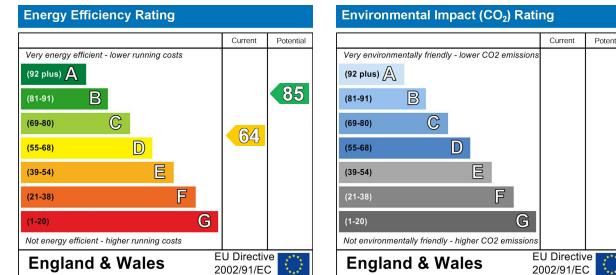
## Viewing

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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