

# Sean Heaney

HOMES & PROPERTY

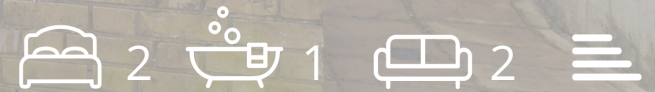
Sean Heaney  
HOMES & PROPERTY

For Sale  
020 84417173  
www.seanheaney.co.uk

**Hadley Road**

New Barnet, Barnet, EN5 5HH

Guide Price £699,950





## Hadley Road

New Barnet, Barnet, EN5 5HH

This charming SEMI DETACHED PROPERTY offers EXCELLENT SCOPE (loft & rear stpp) and retains many PERIOD FEATURES. Situated in a HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION within a short walk of HADLEY COMMON, good schools and LOCAL SHOPPING & TRANSPORT FACILITIES, including NEW BARNET MAINLINE & HIGH BARNET UNDERGROUND, the position is IDEAL FOR THE COMMUTER.

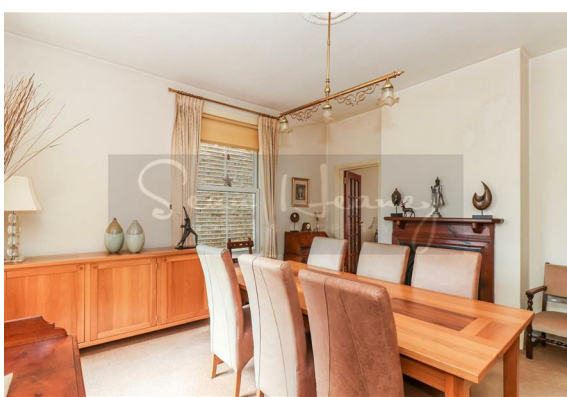
The residence is currently arranged over two levels and offers DECEPTIVELY SPACIOUS ACCOMMODATION, comprising; entrance hallway, bay fronted reception, dining room, kitchen/breakfast area leading to the well manicured beautiful rear garden, two DOUBLE BEDROOMS and a LARGE FAMILY BATHROOM.

The property is presented CHAIN FREE and benefits from a secluded garden with side access.

EPC : TO FOLLOW

BARNET COUNCIL TAX BAND : E

TENURE : FREEHOLD







## GROUND FLOOR

Entrance Porch

Hallway

Reception Room

15'8 x 13'3 (4.78m x 4.04m)

Dining Room

13'10 x 13'4 (4.22m x 4.06m)

Kitchen

15'10 x 9'4 (4.83m x 2.84m)

## FIRST FLOOR

Bedroom 1

16'10 x 12'10 (5.13m x 3.91m)

Bedroom 2

13'10 x 10'9 (4.22m x 3.28m)

Family Bathroom

10'9 x 9'0 (3.28m x 2.74m)

GARDEN

22'0 x 5'9 (6.71m x 1.75m)





## Floor Plan



Hadley Road, EN5

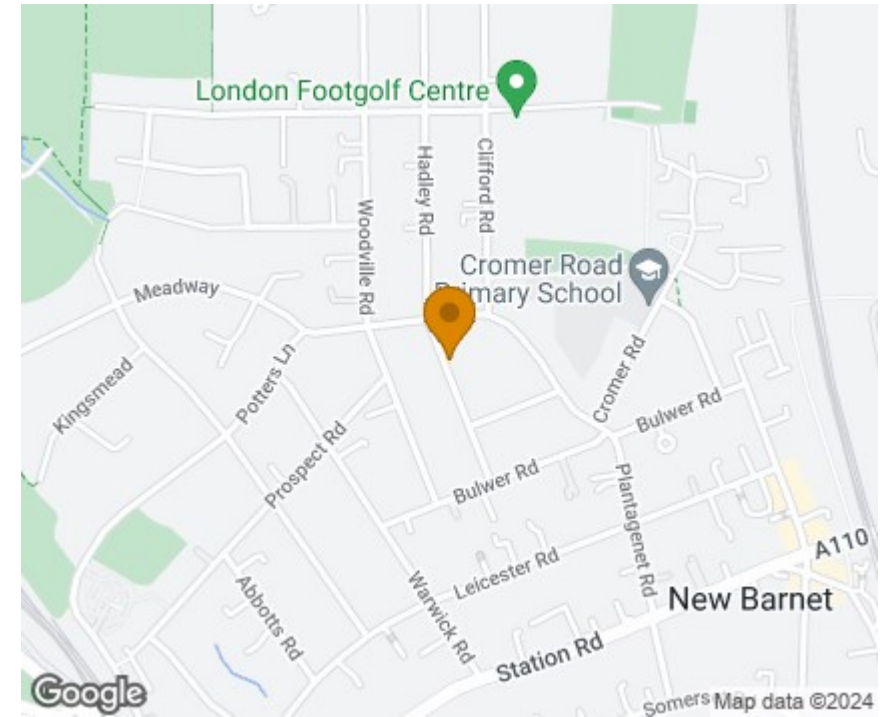
APPROXIMATE GROSS INTERNAL AREA 1171 SQ FT / 108.77 SQ M  
SEANHEANEY: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2024.

## Viewing

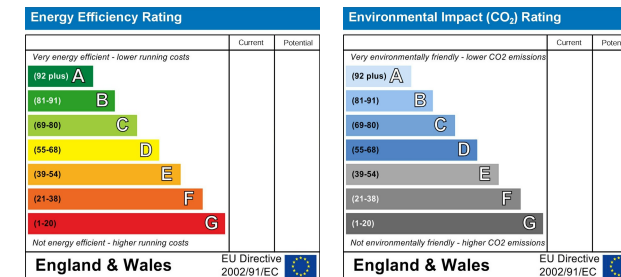
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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



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

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