



## Tudor Road

New Barnet, Barnet, EN5 5NP

Guide Price £765,000



# Tudor Road

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Attractive CHAIN FREE SEMI-DETACHED FAMILY HOME offering MUCH SCOPE (stpp). The well presented accommodation consists of entrance hall, bright lounge/reception, dining room, kitchen, THREE BEDROOMS, a family bathroom and separate cloakroom.

The property benefits further from a beautiful front approach, shared driveway, GARAGE and side access to a delightful MATURE PRIVATE GARDEN backing onto King George's Fields.

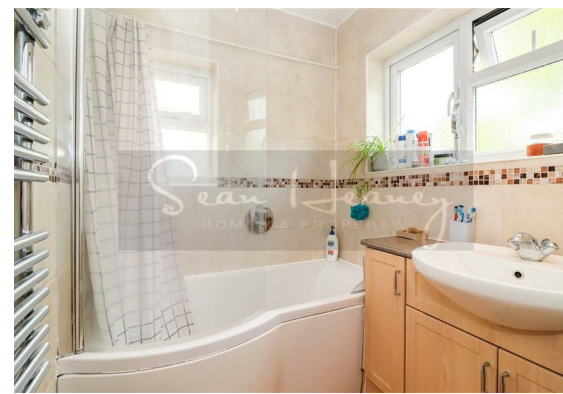
Located in the heart of Barnet, this property provides easy access to local amenities, GOOD & OUTSTANDING SCHOOLS, and transport links, making it a convenient choice for those looking for a well-connected area. Situated in the DESIRABLE NEIGHBOURHOOD close to Hadley Common, Tudor Park and within easy reach of HIGH BARNET UNDERGROUND and NEW BARNET MAINLINE station, this residence offers a great opportunity for family living.

EPC : D

BARNET COUNCIL TAX BAND : E

TENURE ; FREEHOLD





## GROUND FLOOR

**Entrance Hall**

**Reception Room**  
14'3 x 13'9 (4.34m x 4.19m)

**Dining Room**  
13'3 x 12'6 (4.04m x 3.81m)

**Kitchen**  
10'9 x 7'7 (3.28m x 2.31m)

## FIRST FLOOR

**Landing**

**Bedroom 1**  
13'11 x 11'11 (4.24m x 3.63m)

**Bedroom 2**  
11'9 x 11'3 (3.58m x 3.43m)

**Bedroom 3**  
8'0 x 7'10 (2.44m x 2.39m)

**Family Bathroom**  
8'6 x 5'1 (2.59m x 1.55m)

## GARDEN

**GARAGE**  
16'7 x 8'9 (5.05m x 2.67m)



## Floor Plan



Tudor Road, EN5

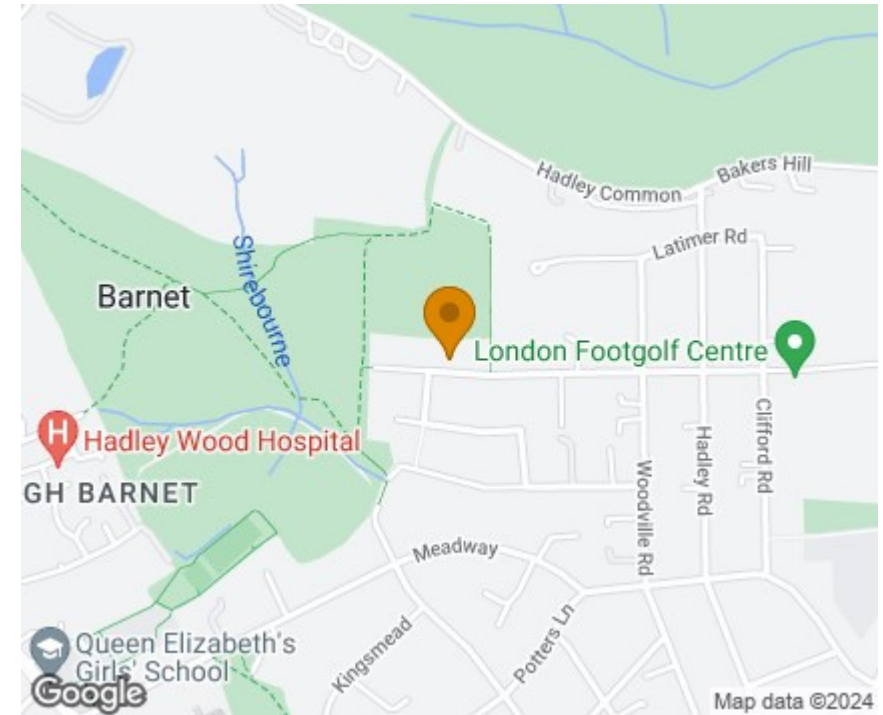
APPROXIMATE GROSS INTERNAL AREA 1159.16 SQ FT / 107.69 SQ M INC. GARAGE  
SEANHEANEY. THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT THE IMAGE TAILOR LTD. 2024.

## Viewing

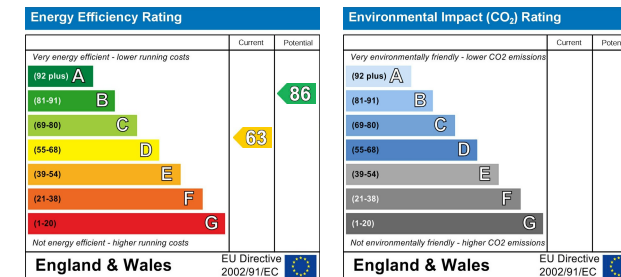
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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



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