



**Gladsmuir Road**  
Hadley Green, Barnet, EN5 4PJ  
Guide Price £1,650,000



# Gladsmuir Road

## Hadley Green, Barnet, EN5 4PJ

Directly overlooking Barnet's picturesque HADLEY GREEN, this splendid EDWARDIAN DETACHED HOUSE, built in 1907, offers a delightful FOUR BEDROOM FAMILY HOME approaching an impressive 2,380 sq ft, in this beautiful Conservation Area.

The HIGHLY SOUGHT AFTER NEIGHBOURHOOD combines rural landscape with CENTRAL LOCATION, benefiting from proximity to excellent local amenities, schools, transport links and open spaces. On a quiet CUL-DE-SAC SETTING, this handsome home presents a RARE OPPORTUNITY for families and professionals alike.

The property retains MANY PERIOD FEATURES and has been WELL MAINTAINED to a high standard, yet has MUCH POTENTIAL (stpp) if desired. The current, spacious layout creates a welcoming atmosphere throughout, with natural light and a bright environment overall.

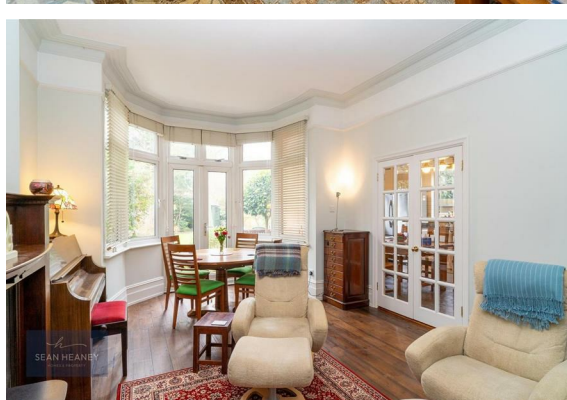
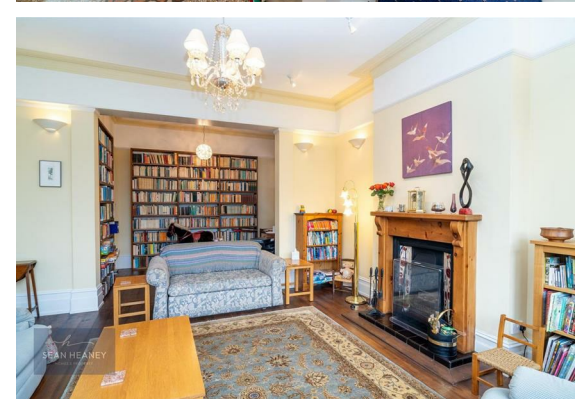
The dwelling boasts four well-proportioned bedrooms (previously five), with a stunning master bedroom suite and magnificent outlook. The VERSATILE ACCOMMODATION comprises a grand entrance hall with original terrazzo floor, an extensive front reception overlooking The Green, a dining room & kitchen/breakfast room both with direct access to a charming WESTERLY MATURE REAR GARDEN offering privacy. With the advantage of updated ground floor shower room, two separate cloakrooms and a family bathroom, the residence presents a comfortable and gracious home in an exclusive location.

There is an attractive, walled garden approach, with authentic renovated Victorian tiled path. Additional benefits include side access, garden storage shed, extensive loft and under-floor insulation and universal double glazing. VIEWING IS ESSENTIAL.

EPC : D

BARNET COUNCIL TAX BAND : G

TENURE : Freehold





## GROUND FLOOR

### Entrance Hall

### Front Reception

26'1 x 15'3 (7.95m x 4.65m)

### Dining Room

20'0 x 12'8 (6.10m x 3.86m)

### Kitchen Breakfast Room

21'6 x 11'3 (6.55m x 3.43m)

### Shower Room

6'9 x 6'9 (2.06m x 2.06m)

### Guest Cloakroom

6'9 x 2'11 (2.06m x 0.89m)

## FIRST FLOOR

### Landing

### Master Suite

23'11 x 17'11 (7.29m x 5.46m)

### Bedroom Two

20'0 x 12'8 (6.10m x 3.86m)

### Bedroom Three

11'3 x 10'0 (3.43m x 3.05m)

### Family Bathroom

11'5 x 8'2 (3.48m x 2.49m)

### Additional WC

6'9 x 2'11 (2.06m x 0.89m)

### Bedroom Four

11'11 x 8'2 (3.63m x 2.49m)

## REAR GARDEN

75'6 x 30'9 (23.01m x 9.37m)

### Shed

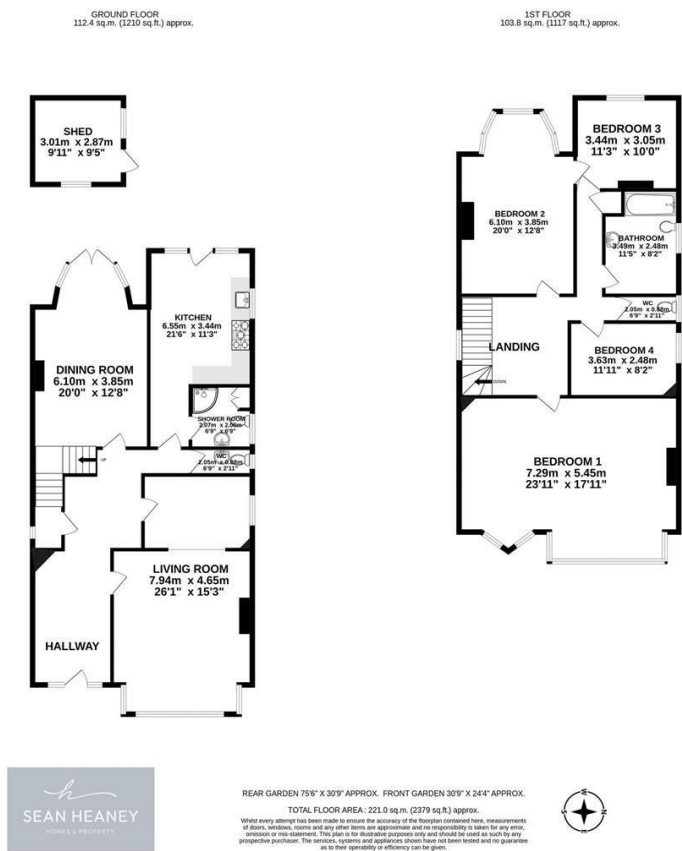
9'11 x 9'5 (3.02m x 2.87m)

## FRONT GARDEN

30'9 x 24'4 (9.37m x 7.42m)



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.

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

