

# Sean Heaney

HOMES & PROPERTY



**Broadgates Avenue**

Hadley Wood, Barnet, EN4 0NU

Guide Price £2,250,000





# Broadgates Avenue

Hadley Wood, Barnet, EN4 0NU

This substantial plot currently boasts SIX BEDROOMS, has considerable ground floor living space and is located in the prestigious HADLEY WOOD.

With far reaching views towards The City on approach, the property presents a unique opportunity for improvement and further renovation (STPP).

The sweeping CARRIAGE DRIVEWAY provides parking for numerous vehicles and offers the ideal entrance to this imposing family home. The accommodation comprises; large entrance hall, extensive reception/dining room, family room, conservatory leading to MATURE REAR GARDEN (spans 105' x 101'), kitchen/breakfast room, UTILITY, study and GUEST CLOAKROOM. The first & second floor present an impressive galleried landing, six bedrooms and FOUR BATHROOMS.

The residence offers a spacious design and presents a bright ambience with natural light flowing throughout. Benefitting further from plenty of storage, an integral GARAGE and features a swimming pool and summer house facility.

Within easy reach of HADLEY WOOD MAINLINE, and excellent transport links including COCKFOSTERS UNDERGROUND (Piccadilly Line) and the M25 is a short distance by car.

EPC : D

ENFIELD COUNCIL TAX BAND : H

TENURE : Freehold







## GROUND FLOOR

### Hallway

16'5 x 13'8 (5.00m x 4.17m)

### Reception Room

23'11 x 15'11 (7.29m x 4.85m)

### Dining Room

18'3 x 13'5 (5.56m x 4.09m)

### Family Room

13'8 x 13'1 (4.17m x 3.99m)

### Conservatory

14'5 x 12'8 (4.39m x 3.86m)

### Kitchen/Breakfast Room

15'11 x 13'0 (4.85m x 3.96m)

### Utility Room

12'3 x 5'7 (3.73m x 1.70m)

### Study

11'5 x 6'7 (3.48m x 2.01m)

### Guest Cloakroom

9'9 x 5'8 (2.97m x 1.73m)

### Storage Cupboards

### GARAGE

14'11 x 8'5 (4.55m x 2.57m)

## FIRST FLOOR

### Landing

### Master Bedroom

15'11 x 14'4 (4.85m x 4.37m)

### En-Suite

9'1 x 7'10 (2.77m x 2.39m)

### Walk-in Wardrobe

### Storage

### Bedroom

15'11 x 12'8 (4.85m x 3.86m)

### Bedroom

14'5 x 13'1 (4.39m x 3.99m)

### En-Suite

11'3 x 6'5 (3.43m x 1.96m)

### Family Bathroom

6'11 x 6'3 (2.11m x 1.91m)

### Bedroom

10'5 x 8'0 (3.18m x 2.44m)

### Bedroom

13'8 x 9'1 (4.17m x 2.77m)

### En-Suite

7'7 x 4'3 (2.31m x 1.30m)

## SECOND FLOOR

### Bedroom

19'3 x 12'3 (5.87m x 3.73m)

### GARDEN

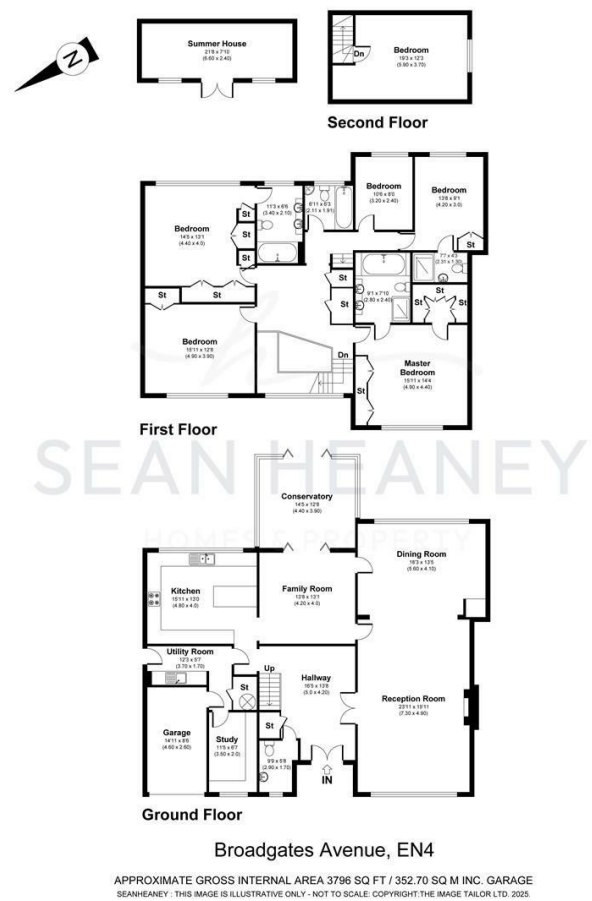
105'0 x 101'8 (32.00m x 30.99m)

### SUMMERHOUSE

21'8 x 7'10 (6.60m x 2.39m)



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.
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Area Map



Energy Efficiency Graph

