

Sean Heaney

HOMES & PROPERTY



Claremont Road

Hadley Wood, Barnet, EN4 0HP

Guide Price £1,350,000



Claremont Road

Hadley Wood, Barnet, EN4 0HP

An EXCEPTIONAL OPPORTUNITY to acquire SUBSTANTIAL FIVE BEDROOM FAMILY HOME situated in this MUCH SOUGHT AFTER LOCATION. The desirable residence giving excellent space, spanning an impressive 2,249 sq ft, offers GREAT SCOPE FOR IMPROVEMENT (stpp),

Offered CHAIN FREE, the versatile accommodation consists large entrance hall, guest cloakroom, EXTENSIVE RECEPTION/DINING AREA, kitchen breakfast room and UTILITY presenting comprehensive family space which opens onto a patio & SECLUDED MATURE GARDEN. On the first floor level the bright landing leads to FIVE SPACIOUS BEDROOMS, one with EN SUITE and a family bathroom.

The property also benefits from an INTEGRAL GARAGE, off-street parking and is an IDEAL FAMILY HOME, within close proximity to Hadley Wood Primary School, open parkland as well as being within walking distance of the MAINLINE STATION (direct access to LONDON KINGS CROSS & MOORGATE) and local shops.

EPC : D

ENFIELD COUNCIL TAX BAND : H

TENURE : FREEHOLD





GROUND FLOOR

Entrance Hall

15'2 x 11'6 (4.62m x 3.51m)

Reception/Dining Area

28'3 x 12'5 (8.61m x 3.78m)

Family Area/Kitchen

32'8 x 8'3 (9.96m x 2.51m)

Continuation of Family Area/Kitchen

11'3 x 9'2 (3.43m x 2.79m)

Utility Room

8'3 x 5'6 (2.51m x 1.68m)

Guest Cloakroom

GARAGE (integral)

19'0 x 8'3 (5.79m x 2.51m)



FIRST FLOOR

Landing

Bedroom One

15'10 x 12'4 (4.83m x 3.76m)

En Suite

12'4 x 5'5 (3.76m x 1.65m)

Bedroom Two

13'1 x 12'5 (3.99m x 3.78m)

Bedroom Three

13'9 x 12'5 (4.19m x 3.78m)

Bedroom Four

13'11 x 9'3 (4.24m x 2.82m)

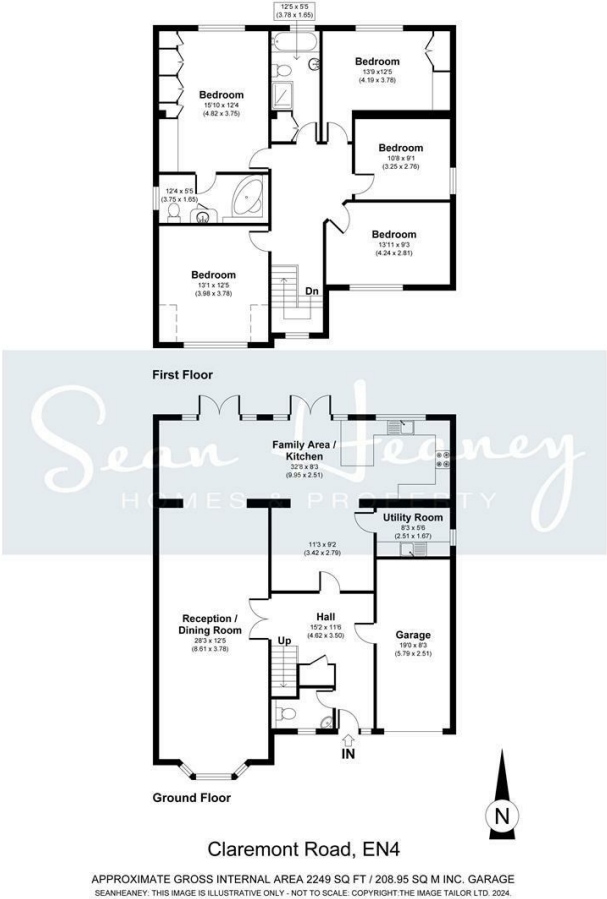
Bedroom Five

10'8 x 9'1 (3.25m x 2.77m)

Family Bathroom

12'5 x 5'5 (3.78m x 1.65m)

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

