

Sean Heaney

HOMES & PROPERTY



Waggon Road

Hadley Wood, Barnet, EN4 0PN

Guide Price £799,000



* CHAIN FREE * A truly unique opportunity to step inside this beautifully enhanced Victorian cottage located in the desirable suburb of HADLEY WOOD, within close proximity to TRENT COUNTRY PARK and the catchment of many GOOD & OUTSTANDING SCHOOLS.

The property has been lovingly restored to combine period features with hi-tech modern day living and delivers on all levels. The stylish theme throughout generates an elegant lifestyle, fitting for this stunning period home. Renovated to an exceptional standard to include Eco insulation on the front elevation, a 4Kw solar panel system generating daytime energy with a generous locked in FIT rate (further 14 yrs), video entry system, alarm/CCTV, automated watering system, water softener, ground floor underfloor heating and a luxury fully fitted and integrated kitchen with Brazilian seabed granite work surfaces and matching splash backs.

The deceptively light and spacious building comprises three reception rooms, a lavish fully fitted kitchen with Neff and Miele appliances, a boutique guest cloakroom tiled with Italian porcelain, two double bedrooms, a large family bathroom, extensive landing area and a creatively designed third bedroom in the loft space can be used as a guest room/playroom.

A picturesque SOUTH FACING PRIVATE GARDEN (extends in excess of 83ft) has direct access to Hadley Woods, with an idyllic path just 5 minute walk to the mainline station, providing ideal COMMUTER connection to London Kings Cross & Moorgate. Direct access to Hadley Wood at the rear of the property.

The THREE BEDROOM PROPERTY benefits further from a paved front driveway providing OFF-STREET PARKING with 7KW smart EV charger, an impressive summerhouse (HOME OFFICE/GUEST BEDROOM) which is fully insulated and equipped with power and the residence is also conveniently placed within easy reach of excellent restaurants, cafes, LOCAL SHOPPING FACILITIES and the M25 & A1(M) are a short distance by car.

EPC:C
ENFIELD COUNCIL TAX BAND:D
F/HOLD





FRONT DRIVE

13'6 x 15'0 (4.11m x 4.57m)

GROUND FLOOR

Reception Room

13'6 x 10'11 (4.11m x 3.33m)

Dining Room

13'5 max x 10'6 (4.09m max x 3.20m)

Kitchen

16'0 x 7'4 max (4.88m x 2.24m max)

Guest Cloakroom

Garden Room

17'2 max x 10'10' (5.23m max x 3.30m')

FIRST FLOOR

Landing

13'6 x 6'10 (4.11m x 2.08m)

Bedroom 1

13'3 max x 10'11 (4.04m max x 3.33m)

Family Bathroom

10'4 x 6'3 (3.15m x 1.91m)

Bedroom 2

11'11 x 7'4 (3.63m x 2.24m)

SECOND FLOOR

Bedroom 3

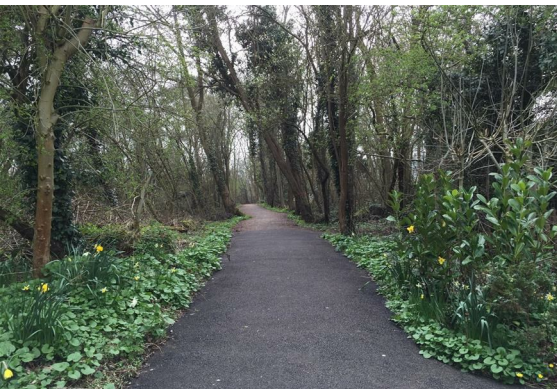
15'4 x 13'6 max (4.67m x 4.11m max)

GARDEN (extends to)

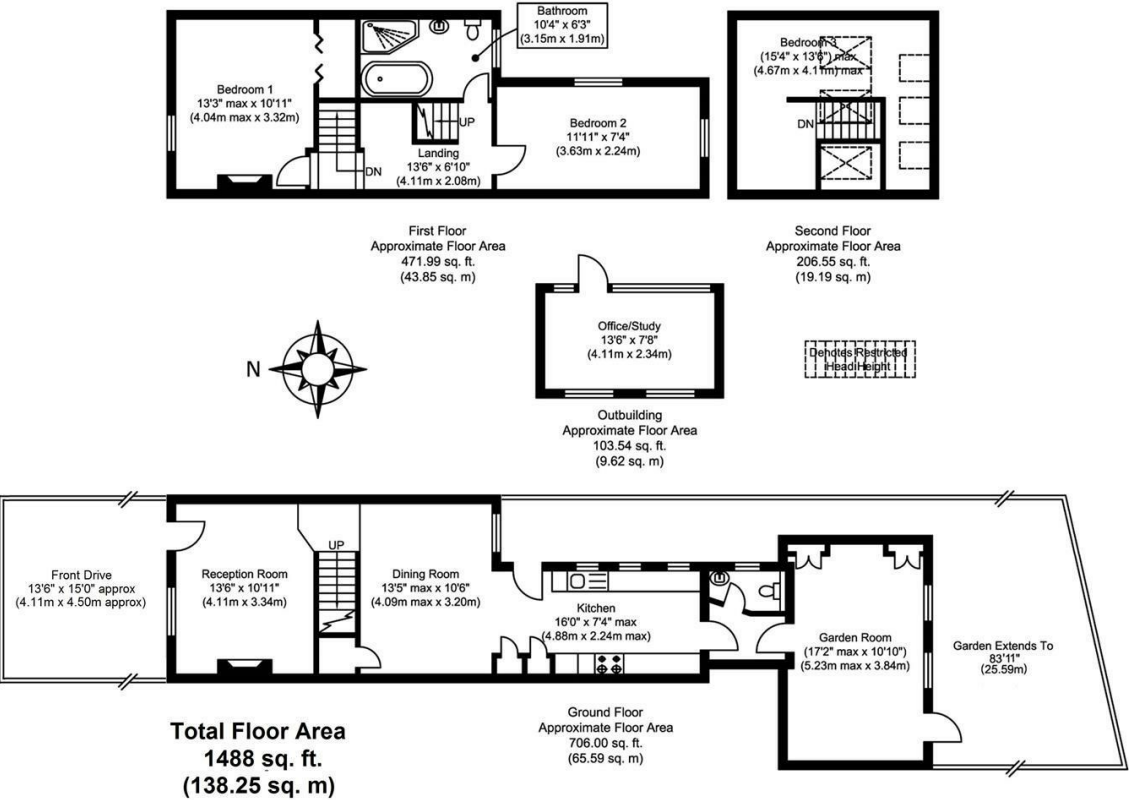
83'11 (25.58m)

SUMMERHOUSE - OFFICE/GYM

13'6 x 7'8 (4.11m x 2.34m)



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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

