

The Crescent, Monken Hadley Common, High Barnet

A large and impressive family home with great potential in a prestigious location opposite Monken Hadley Common and Hadley Woods.

£1,900,000

01992 87 85 80

Overall Description

This large and impressive detached house, set well back from the road in a good-sized plot, was built in 1970 to a Queen Anne style, typical of many of the grand homes in this exclusive part of North London. Upstairs the property has four bedrooms and two bathrooms, one being en-suite to the master bedroom. Downstairs there is a spacious entrance hall, cloakroom, large dual-aspect sitting room with French doors out to the garden, dining room, kitchen/breakfast room and boot room/utility. To the side of the house is the large double garage and workshop. The property would benefit from internal modernisation and also offers considerable scope for extension and remodelling should buyers so wish, subject to the usual consents. Outside there is a large driveway with ample parking space and a side gate leading to a good-sized and surprisingly private garden, with large patio, central lawn and mature trees. If you are looking for a large family home with great potential, close to excellent local amenities, schools and transport links in one of the more sought after locations in the area, then viewing is highly recommended. The property is being sold with no onward chain.

Location

The property sits in a prestigious position opposite Monken Hadley Common and Hadley Woods, so with wide open green spaces and beautiful woodland walks right on your doorstep it is the ideal location for a growing family. The property has excellent transport links close to hand, with Hadley Wood and New Barnet mainline stations providing regular services to Kings Cross via Finsbury Park, High Barnet tube station at the end of the Northern Line and Cockfosters tube station at the end of the Piccadilly line. The M25 and A1 are just a short drive away, making this an excellent location for professional family buyers that need to commute. Hadley Highstone and High Barnet are walking distance with a very good range of local and High Street shops, supermarkets, pubs and restaurants including the Spire Shopping Centre. There are further local shops by the station in Hadley Wood. There are very good schools in the local area including the Monken Hadley CofE Primary School, Cromer Road Primary School, the Mount House School and Queen Elizabeth's Boys and Girls Schools. There are excellent golf courses in the immediate area including Hadley Wood, Old Fold Manor and The Shire London, while other local sports clubs include the Hadley Wood Tennis Club and Monken Hadley Cricket Club.

Accommodation

From the driveway the solid wooden front door leads into the:

Entrance Hall 14'1 x 10'5 (4.29m x 3.18m)

Two frosted glass windows to front. Tiled floor. Coving. Stairs to first floor. Two radiators with covers.

Downstairs Cloakroom 5'7 x 3'1 (1.70m x 0.94m)

Low-level WC. Wash-hand basin. Mirror. Tiled floor. Extractor. Radiator.

Sitting Room 22'8 x 15'8 (6.91m x 4.78m)

Two sash windows to front, French doors and full-height windows to the rear patio. Fireplace with wooden mantel, ornate marble surround, gas-fire and marble hearth. Coving. Two ornate display alcoves. TV plinth with shelving and cupboard. TV aerial point. Two radiators with covers.

Dining Room 13'6 x 9'11 (4.11m x 3.02m)

Sash-window to front. Coving. Radiator.

Kitchen/Breakfast Room 20'4 x 7'3 (6.20m x 2.21m)

Two windows to rear overlooking the garden. Kitchen units with marble work-tops and stainless-steel sink unit. Eye-level Neff oven/microwave and Imperial steamer. Space for fridge/freezer. Space and plumbing for dishwasher.

Boot Room/Utility 13'7 x 11'7 (4.14m x 3.53m)

Window to rear overlooking the garden. Marble work-top with stainless-steel sink, space and plumbing for washing-machine. Space for fridge. Space for freezer. Larder. Spotlights.

First Floor 13'6 x 9'11 (4.11m x 3.02m)

From the hall, stairs lead up to the first floor landing.

Bedroom One 13'5 x 10' (4.09m x 3.05m)

Sash window to front. Two fitted wardrobes. TV aerial point. Spotlights. Radiator.

En-Suite 8' x 7'7 (2.44m x 2.31m)

Frosted window to rear. Panel bath with shower attachment and tiled surround. Low-level WC. Wash-hand basin. Shaver socket. Airing cupboard with hot-water tank. Half-tiled walls. Storage cupboard with shelving.

Bedroom Two 11'11 x 11'4 (3.63m x 3.45m)

Window to rear overlooking the garden. Two fitted double wardrobes. Radiator.

Bathroom 8' x 7'6 (2.44m x 2.29m)

Frosted window to the rear. Panel bath with shower attachment and tiled surround. Low-level WC. Vanity unit with wash-hand basin, mirror and shower socket. Door to airing cupboard. Modern heated towel-rail. Half-tiled walls.

Bedroom Three 15'8 x 8'2 (4.78m x 2.49m)

Two sash windows to front. TV aerial point. Fitted wardrobe. Radiator.

Bedroom Four 9'11 x 8'11 widest (3.02m x 2.72m widest)

Window to rear overlooking the garden. Radiator.

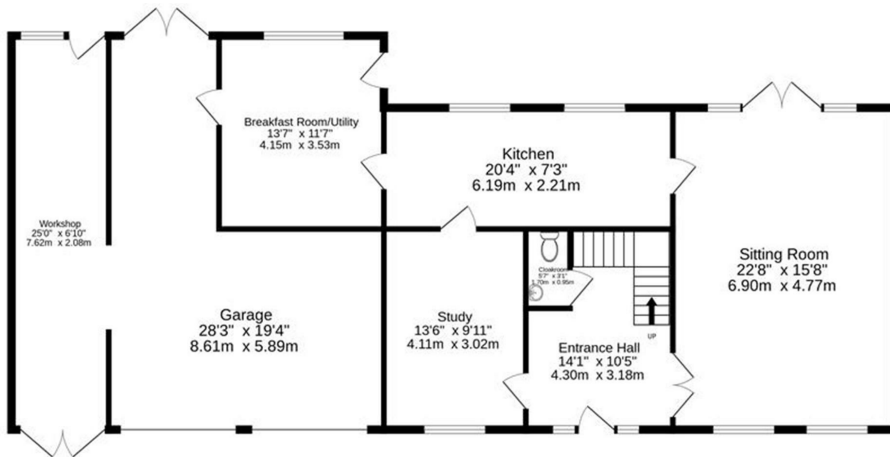
Outside

The property has a large driveway with ample parking and turning space. DOUBLE GARAGE: 28'3 widest x 19'4 with gas central-heating boiler, double garage doors to the front, a door into the breakfast room/utility and French doors into the back garden. WORKSHOP: 25' x 6'10 with double doors onto the front drive, a glazed door and window to the back garden and open entrance into the double garage. A side gate leads around to the good-sized back garden which has a large patio by the rear of the house, a central lawn, flowerbeds, mature trees and fencing for privacy.

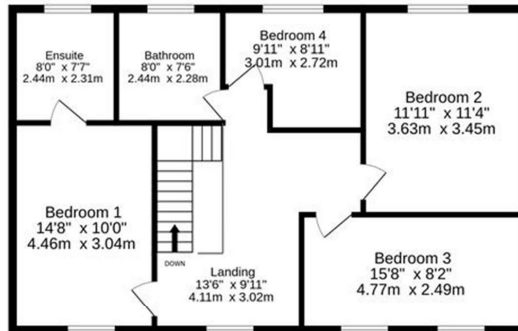
Services and Other Information

Mains water, drainage, gas and electricity. Gas central-heating. TV aerial point. Telephone point. Alarm fitted. Council Tax Band: G. Approx 2,353 square feet.

Ground Floor
1539 sq.ft. (143.0 sq.m.) approx.



1st Floor
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA: 2353 sq.ft. (218.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

