

9 Courtleigh Avenue, Barnet, EN4 0HT
£1,150,000 Freehold (*see note over)

This four-bedroom detached family home is located in the highly sought-after area of Hadley Wood, conveniently situated within easy reach of Hadley Wood Primary School and Hadley Wood railway station. Having remained in the same ownership since its original construction in the 1960s, the property offers a rare opportunity for a new owner to create their own long-term family home. While the house has already been extended, there remains significant potential for further enlargement to the rear and into the loft, subject to the necessary planning permissions. This property would benefit from some modernisation but provides the perfect blank canvas for buyers looking to refurbish and tailor a home to their own style and requirements. Offered to the market chain-free, this is an excellent opportunity to acquire a spacious family home with substantial scope for improvement and future growth. Early viewing is highly recommended.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

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ENTRANCE & HALLWAY

Wooden entrance door with full height side window, single radiator, double radiator, doors to cloakroom, study & lounge/diner, telephone point, power points, stairs leading to first floor landing.



DOWNSTAIRS CLOAKROOM

Full height window to front, low level w.c, floating vanity unit with mixer taps, tiled walls.



STUDY 10' 10" x 7' 6" (3.30m x 2.28m) approx

Double glazed window to front, radiator, power points, telephone point, internet point.



OPEN PLAN LOUNGE/DINER 29' 7" x 18' 4" max (9.01m x 5.58m) approx

High level double glazed windows to side and rear. Raised lounge area with feature fireplace with marble effect hearth & mantle housing gas coal effect fire, wall lights, two radiators, door to breakfast room, horseshoe steps down to lining area with Italian marble tiled floor, wall lights, glazed partition to conservatory, fully glazed door leading to conservatory, power points.



CONSERVATORY 28' 0" x 8' 0" (8.53m x 2.44m) approx

Glazed roof with three sets of double glazed patio doors to rear leading out to patio, doors to lounge/diner & breakfast room, tiled flooring, power points.



KITCHEN 13' 8" x 8' 11" (4.16m x 2.72m) approx

Double glazed window to side, worktops with a range of matching wall, base & drawer units, tiled walls, single bowl stainless steel sink unit with mixer taps and drainer, gas hob with cooker hood above and built in electric oven & grill, space & plumbing for dishwasher, space for fridge/freezer, breakfast bar, radiator, tile effect flooring, power points.



BREAKFAST ROOM 10' 11" x 10' 1" (3.32m x 3.07m) approx

Double glazed patio doors to rear leading out to conservatory, coved ceiling, worktop with a range of base units, light wood effect flooring, radiator, power points, open access to kitchen.



UTILITY ROOM 11' 6" x 8' 7" (3.50m x 2.61m) approx

Window to side, glazed door to rear leading out to garden, worktop with a single bowl stainless steel sink unit & drainer, wall & base units, concealed wall mounted WorcesterBosch boiler, space & plumbing for washing machine, space for additional fridge/freezer, tiled floor, radiator, power points.

LANDING

Double glazed Juliet balcony to front, galleried landing, radiator, access to loft space, doors to bedrooms & family bathroom, power points.



BEDROOM 1 14' 8" x 10' 10" (4.47m x 3.30m) approx

Double glazed window to rear, fitted wardrobes to one wall with matching bedside cabinets, overhead storage and drawer units, radiator, power points.



BEDROOM 2 13' 10" x 11' 4" (4.21m x 3.45m) approx

Double glazed window to rear, fitted wardrobes to one wall, radiator, power points, door to en-suite shower room.

EN-SUITE SHOWER ROOM 7' 11" x 6' 2" (2.41m x 1.88m) approx

Double glazed window to rear with obscured glass, fully tiled walls, large walk in shower with wall mounted thermostatic shower unit, glass shower screen and sliding glass door, floating vanity unit with mixer taps and drainer, heated towel rail, storage cupboard.



BEDROOM 3 13' 8" x 10' 11" (4.16m x 3.32m) approx

Double glazed window to front, radiator, power points, light wood effect flooring.



BEDROOM 4 10' 11" x 10' 11" (3.32m x 3.32m) approx

Double glazed window to front, radiator, power points.



FAMILY BATHROOM 8' 0" x 7' 11" (2.44m x 2.41m) approx

Two double glazed windows to side with obscured glass, low level w.c, floating vanity unit with mixer taps, tiled enclosed bath with mixer taps and thermostatic shower over, tiled walls, heated towel rail, airing cupboard housing hot water cylinder.

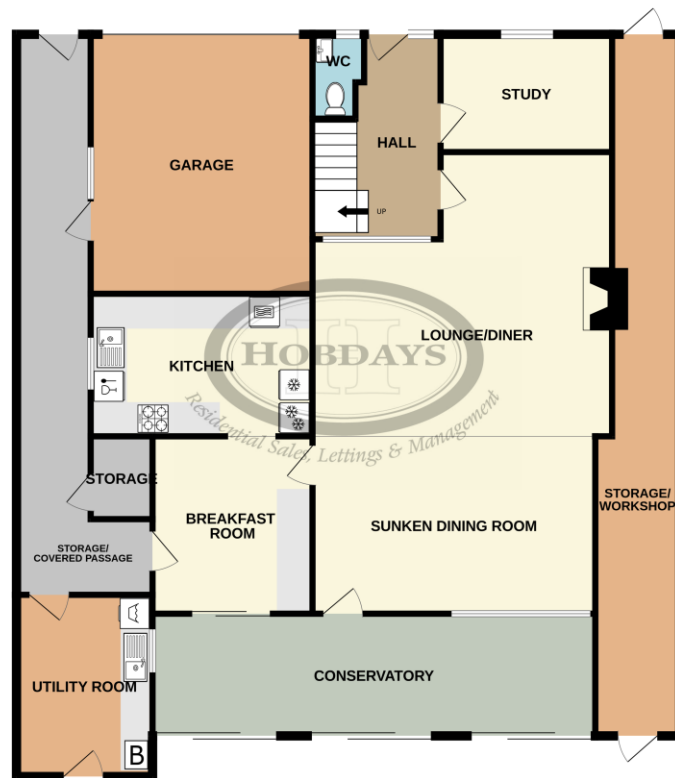


REAR GARDEN

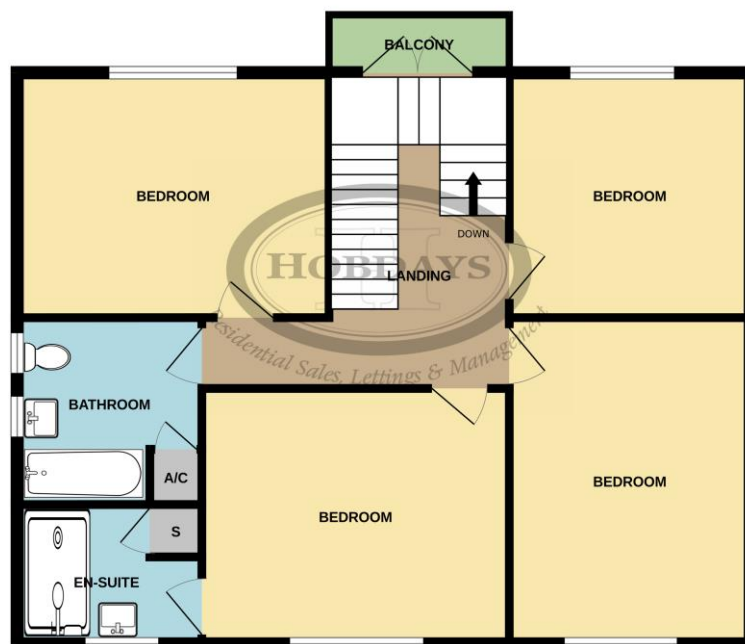
Southerly aspect. Large patio area to rear of property, steps leading down to main lawn area with well stocked flower & shrub borders, rear archway, timber shed, outside tap, access to side storage area/workshop, additional access to side storage area via utility room.



GROUND FLOOR
1886 sq.ft. (175.2 sq.m.) approx.



1ST FLOOR
844 sq.ft. (78.4 sq.m.) approx.



MATERIAL INFORMATION

Council Tax Band: H (Enfield)

Parking arrangements: Garage & Driveway

Mains Gas: Yes

Mains Electric: Yes

Mains Water/drainage: Yes

Heating Type: Gas central heating

Surface Water Flood Risk: Very Low Risk

Rivers & The Seas Flood Risk: Very Low Risk

(source: Gov.uk)

Broadband Availability: Standard, Ultrafast (FTTP is available and a new ONT may be ordered)

(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability:

EE: Good outdoor

O2: Good outdoor

3: Good outdoor

Vodafone: Good outdoor

(Source: Ofcom)

FOR MOBILE & BROADBAND AVAILABILITY PLEASE VISIT THE OFCOM WEBSITE:

Mobile: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Broadband: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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