

Sean Heaney

HOMES & PROPERTY



Hadley Road

Barnet, EN5 5QU

Guide Price £1,695,000



An Exceptional Detached Family Residence |
Circa 1901 | Approaching 3,400 sq ft

A magnificent double-fronted detached Edwardian residence, this unique family home has been meticulously renovated to an outstanding standard. Combining timeless period elegance with sophisticated contemporary design, it offers beautifully balanced accommodation, perfectly suited to modern family living.

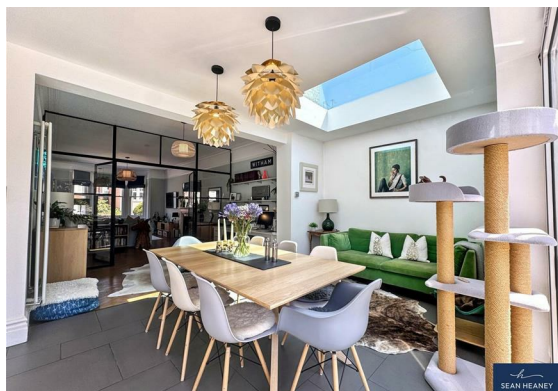
Behind its striking, perfectly symmetrical façade, the home retains a wealth of original architectural features, including high ceilings, ornate cornicing, decorative entrance tiling, characterful fireplaces and a log burner. These heritage details are complemented by thoughtfully integrated modern touches, including stylish Crittall doors and impeccably designed interiors throughout.

Arranged over three generous floors, the versatile accommodation comprises five spacious bedrooms, including a luxurious principal suite occupying its own private area, featuring a boutique-style dressing room and beautifully appointed en-suite bathroom. Three further bathrooms serve the residence, while the reception space includes an opulent drawing room, elegant lounge, family room/study and an impressive kitchen and breakfast room.

The heart of the home is the stunning open-plan kitchen living space, thoughtfully designed with a central island, integrated appliances and carefully planned workstations, seamlessly connecting to the principal living areas to create an exceptional space for family life. A separate utility room, cloakroom lobby and guest WC/shower room, offer hidden convenience.

Ideally positioned close to Hadley Common, High Barnet Underground Station, New Barnet Station and a selection of highly regarded schools, this remarkable home represents a rare opportunity to acquire one of the area's finest examples of a substantial detached Edwardian residence, where beautifully preserved period character meets exceptional contemporary family living.

EPC : D
BARNET COUNCIL TAX BAND : G





GROUND FLOOR

Entrance Hall

5'9 x 21'4 (1.75m x 6.50m)

Front Reception

12'6 x 18'1 (3.81m x 5.51m)

Lounge

12'8 x 22'8 (3.86m x 6.91m)

Family Room

12'10 x 9'1 (3.91m x 2.77m)

Kitchen/Breakfast Room

34'1 x 10'0 (10.39m x 3.05m)

Cloakroom Lobby

Guest Shower Room

9'5 x 5'5 (2.87m x 1.65m)

Utility Room

12'9 x 5'1 (3.89m x 1.55m)

FIRST FLOOR

First Floor Landing

Principal Bedroom

18'8 x 10'2 (5.69m x 3.10m)

Principal Dressing Room

10'0 x 10'8 (3.05m x 3.25m)

Principal En-Suite

12'8 x 12'9 (3.86m x 3.89m)

Bedroom Two

12'9 x 18'1 (3.89m x 5.51m)

En-Suite Bathroom

5'9 x 10'4 (1.75m x 3.15m)

Bedroom Three

12'10 x 18'2 (3.91m x 5.54m)

SECOND FLOOR

Bedroom Four

14'5 x 18'4 (4.39m x 5.59m)

Family Bathroom

15'2 x 5'9 (4.62m x 1.75m)

Bedroom Five

14'9 x 18'1 (4.50m x 5.51m)

Garden Room/Home Office/Gym

21'0 x 11'6 (6.40m x 3.51m)

REAR GARDEN

67'10" approx. (20.70 approx.)

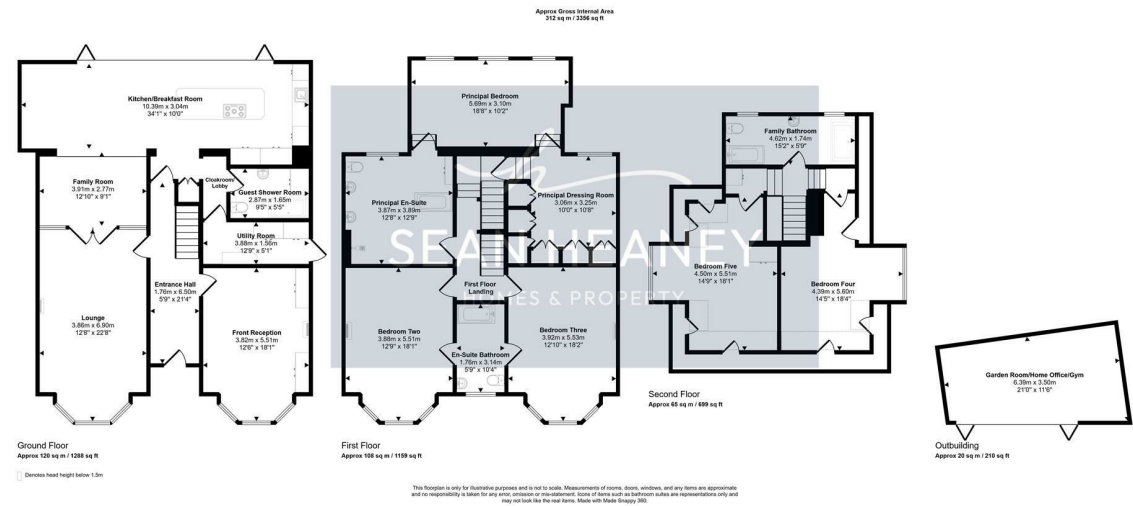
GARAGE

16'7" x 17'5" (5.06 x 5.31)

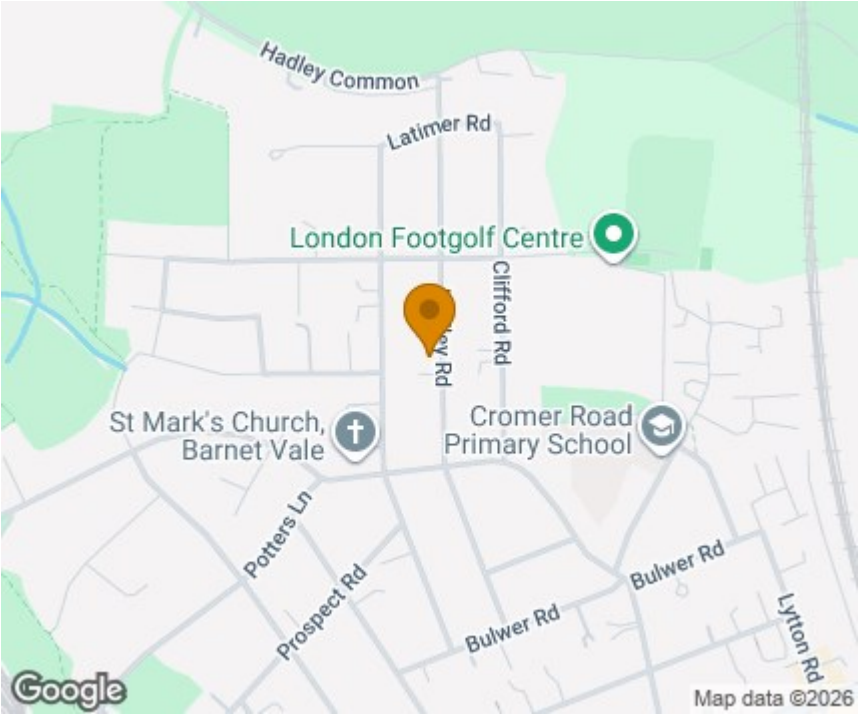
TENURE : Freehold



Floor Plan



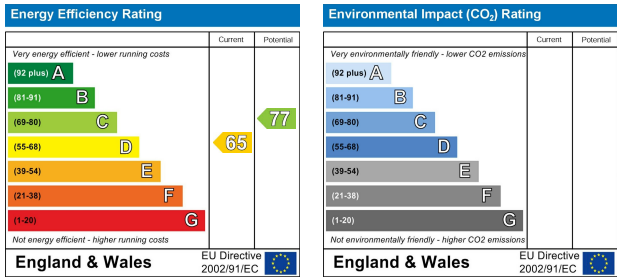
Area Map



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.

Energy Efficiency Graph



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.