

# Sean Heaney

HOMES & PROPERTY



**Tudor Road**

New Barnet, Barnet, EN5 5NW

Guide Price £845,000



# Tudor Road

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Attractive CHAIN FREE Semi-Detached home in a highly desirable neighbourhood.

Situated in a sought-after location close to Hadley Common, Tudor Park and King George's Fields, this three-bedroom semi-detached family home offers excellent potential for improvement and extension (STPP).

Approaching 1,500 sq ft, set on a large corner plot, the property offers considerable future potential. The accommodation currently consists of entrance hall, bay-fronted dining room, extensive bright lounge/reception, kitchen/breakfast area, three bedrooms, a family bathroom and separate cloakroom.

Further benefits include paved off-street parking, a large double garage and side access to a South facing mature private garden.

Ideally positioned within easy reach of High Barnet Underground Station and New Barnet Mainline Station, the home also falls within the catchment of a number of highly regarded good and outstanding schools.

This residence offers an excellent opportunity and exciting potential for family living. Early viewing is highly recommended.

EPC : D

BARNET COUNCIL TAX BAND : F

TENURE : Freehold





## GROUND FLOOR

Entrance Hall

Front Reception/Dining Room  
12'2 x 12'5 (3.71m x 3.78m)

Lounge/Reception  
20'2 x 13'1 (6.15m x 3.99m)

Kitchen/Breakfast Room  
15'3 x 10'6 (4.65m x 3.20m)

GARAGE  
15'5 x 15'5 (4.70m x 4.70m)

## FIRST FLOOR

Landing

Bedroom One  
12'10 x 13'5 (3.91m x 4.09m)

Bedroom Two  
11'7 x 12'11 (3.53m x 3.94m)

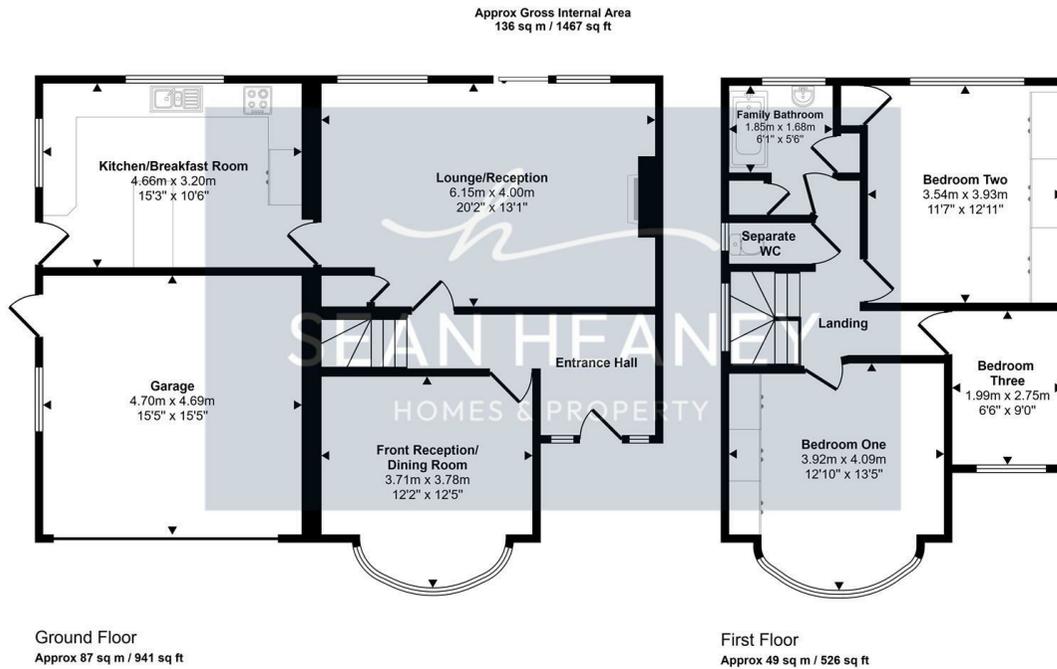
Bedroom Three  
6'6 x 9'0 (1.98m x 2.74m)

Family Bathroom  
6'1 x 5'6 (1.85m x 1.68m)

Separate Cloakroom

GARDEN  
41'0" x 56'1" approx (12.5m x 17.1m approx)

## Floor Plan



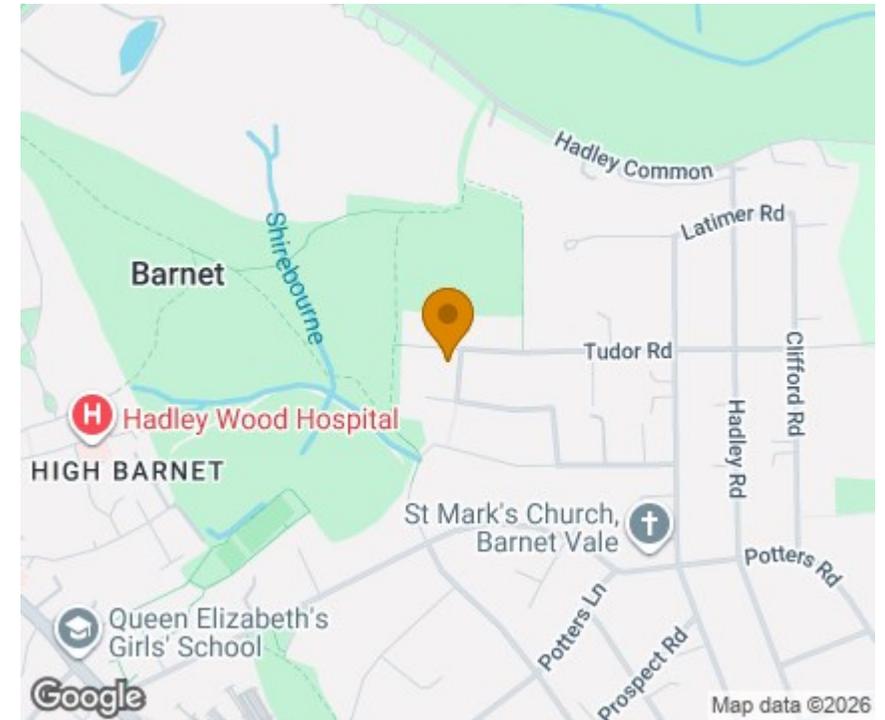
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

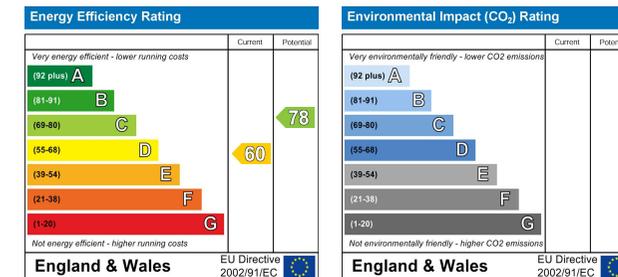
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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.
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## Area Map



## Energy Efficiency Graph



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