Sean Heaney
HOMES & PROPERTY



Woodville Road

New Barnet, Barnet, EN5 5NS

Guide Price £750,000

3 1 1 D

SEAN HEANEY
HOMES & PROPERTY

Woodville Road

New Barnet, Barnet, EN5 5NS

An exceptional three bedroom detached family residence, extended and beautifully appointed throughout, situated in this highly sought-after setting close to Hadley Wood and High Barnet.

The detached home has been designed to offer stylish and versatile accommodation perfectly suited to modern family living. The ground floor comprises a welcoming entrance hallway, guest cloakroom, a contemporary kitchen/breakfast room, and a stunning extended rear reception space incorporating a generous dining and elegant living area with French doors opening directly onto the landscaped rear garden. Upstairs, there are three well-proportioned bedrooms together with a beautifully presented family bathroom.

Externally, the secluded rear garden has been thoughtfully landscaped and includes a superb garden room, currently arranged as a gym, together with a detached garage presently used as a home office/studio, offering excellent flexibility for present-day lifestyles. The outdoor space further benefits from a dedicated BBQ and courtyard area set amongst mature planting, as well as a convenient patio directly accessed from the main living accommodation. To the front, a block paved drive provides off-street parking.

Perfectly positioned within easy reach of Hadley Common and Hadley Wood, the property enjoys excellent transport connections via High Barnet Underground Station (Northern Line) and New Barnet Mainline Station, providing direct access to London Kings Cross and Moorgate. A wide selection of cafés, shops and leisure facilities are nearby, together with several highly regarded Good and Outstanding schools.

The property also offers excellent scope for further extension and development, subject to the necessary planning permissions.

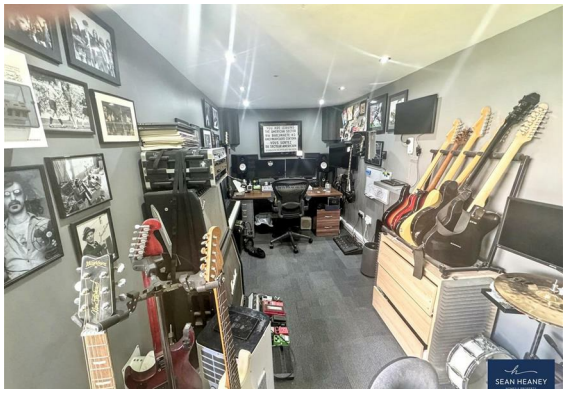
EPC : D

BARNET COUNCIL TAX BAND : F

TENURE : Freehold

























GROUND FLOOR

Entrance Hall

Kitchen
9'10 x 14'6 (3.00m x 4.42m)

Lounge/Dining Room
16'6 x 22'0 (5.03m x 6.71m)

Guest Cloakroom

SUMMERHOUSE/GYM
8'8 x 8'8 (2.64m x 2.64m)

STUDIO
18'4 x 7'8 (5.59m x 2.34m)

FIRST FLOOR

Landing

Bedroom One
11'1 x 8'11 (3.38m x 2.72m)

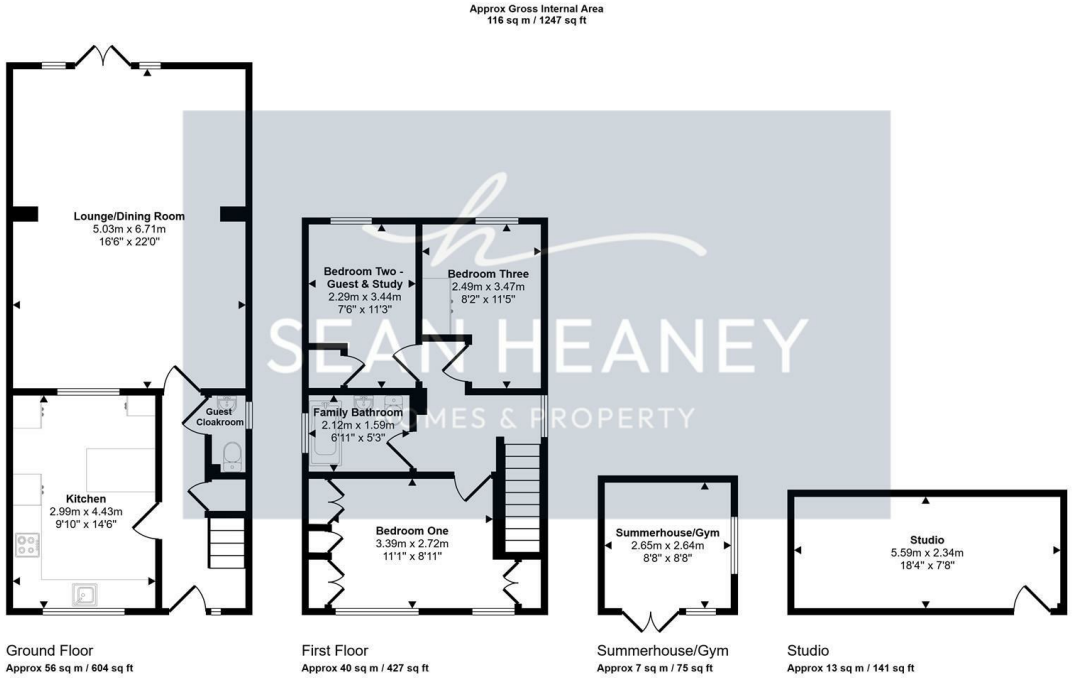
Family Bathroom
6'11 x 5'3 (2.11m x 1.60m)

Bedroom Two
7'6 x 11'3 (2.29m x 3.43m)

Bedroom Three
8'2 x 11'5 (2.49m x 3.48m)

GARDEN
22' x 46' (max) (6.71m x 14.02m (max))

Floor Plan

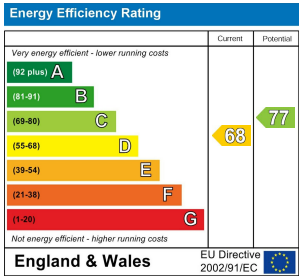


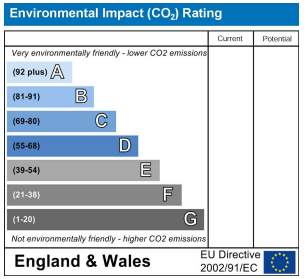
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph





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.

Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

T: 020 8441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk