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**Hadley Road**  
**Barnet**



# Hadley Road Barnet, EN5 5QR

£1,000,000



\*\*\* CHAIN FREE \*\*\* A detached period home with rear garden, garage and driveway situated on a corner plot. Arranged over 3 levels, and comprising a double length reception room, kitchen breakfast room, guest w.c, 3 bedrooms and a bathroom. There is also a split level annexe offering another bedroom with study space, an en suite shower room and additional basement storerooms.

The property has planning permission to erect a new dwelling to provide 4 self contained apartments (3 x 2 beds and 1 x 3 bed) plus the provision of 2 car parking spaces and a cycle store.

The property is perfectly located in this enviable position close to Tudor Park, Hadley Common which provide a variety of pleasant country walks. It is also within an easy distance of both New Barnet and Hadley Wood mainline stations, with regular services into Moorgate and Kings Cross. High Barnet with its multiple shops, restaurants and High Barnet, Northern Line underground station is also close at hand. The M25 and A1 are only a short drive away. The area has many highly regarded schools both private and state.





















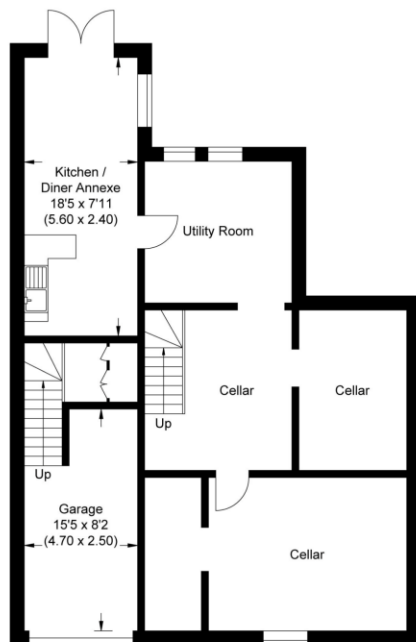




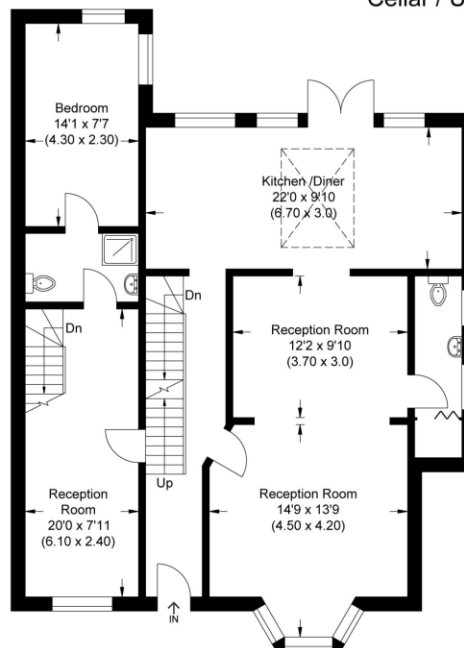


Approximate Gross Internal Area  
 157.90 sq m / 1699.62 sq ft  
 (Excludes Garage/Cellar & Utility)  
 Garage Area 10.14 sq m / 109.14 sq ft  
 Cellar / Utility Area 47.56 sq m / 511.93 sq ft

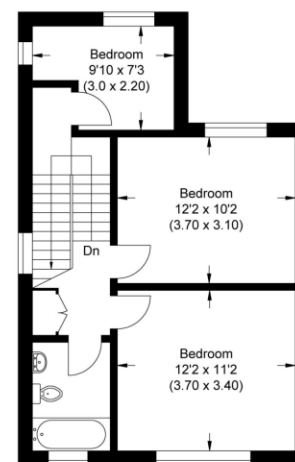
Local Authority: Barnet  
 Council Tax band: G  
 Tenure: Freehold



Lower Garden Level



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		76
55-68	D		
39-54	E	42	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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