



Hadley Green Road, Monken Hadley, Barnet, EN5 5PY



Hadley Green Road

Monken Gotthard is a beautifully presented three-bedroom detached home, set in one of the most iconic locations in Monken Hadley. Offering over 2,900 sq. ft of spacious accommodation, this charming residence is accessed via a gated entrance and boasts a well-maintained, landscaped rear garden enclosed by historic walled boundaries.

Ground Floor: Upon entering, a spacious reception hall leads to a guest WC and a generously sized double bedroom featuring built-in wardrobes, an en-suite bathroom, and French doors opening onto the rear patio and garden. This room can also serve as an additional reception room if fewer bedrooms are required.

Double doors from the hall open into an impressive 37 ft x 17 ft lounge/dining room, which benefits from three sets of double doors leading directly to the garden. Adjacent to the dining area is the elegant 'Amdega' conservatory, offering a bright and tranquil space to relax.

The kitchen/breakfast room is well-appointed with shaker-style cabinetry, granite worktops, and a range of integrated appliances. This leads to a large prep kitchen/utility room, which provides direct access to both the double garage and the courtyard kitchen garden.

First Floor: Upstairs, there are two spacious double bedrooms, with the primary suite benefiting from an en-suite bathroom. Both bedrooms have access to a large roof terrace, mirroring the size of the lounge/dining area below. A guest shower room completes the accommodation.

Exterior: The landscaped rear garden has been meticulously maintained, featuring a variety of mature shrubs and trees. A spacious patio terrace, spanning the width of the house, provides the perfect setting for outdoor entertaining. A rear gate offers additional access and off-street parking.

Additionally, the property has previously been granted planning permission for further extension, with any future alterations subject to the usual planning approvals.

Location: Monken Gotthard enjoys a prime position opposite the picturesque Monken Hadley Church and is within walking distance of Barnet town centre, which offers a mix of traditional high street shops and The Spires shopping mall.

For commuters, Hadley Wood mainline station provides a 30-minute journey to Moorgate and King's Cross, while High Barnet Underground Station (Northern Line) is also within walking distance. Junction 24 of the M25 is just a short drive away.

Recreational & Educational Facilities

Leisure amenities include Old Fold Manor Golf Course, Hadley Wood Golf Club, and Hadley Wood Tennis Club, all within easy reach. The area is also renowned for its excellent schools, including Stormont, Lochinver, St John's, Haberdashers' Aske's (Boys & Girls), Mill Hill School, Aldenham, Belmont, Dame Alice Owen, Haileybury, Queenswood, and Queen Elizabeth's (Boys & Girls) Schools.



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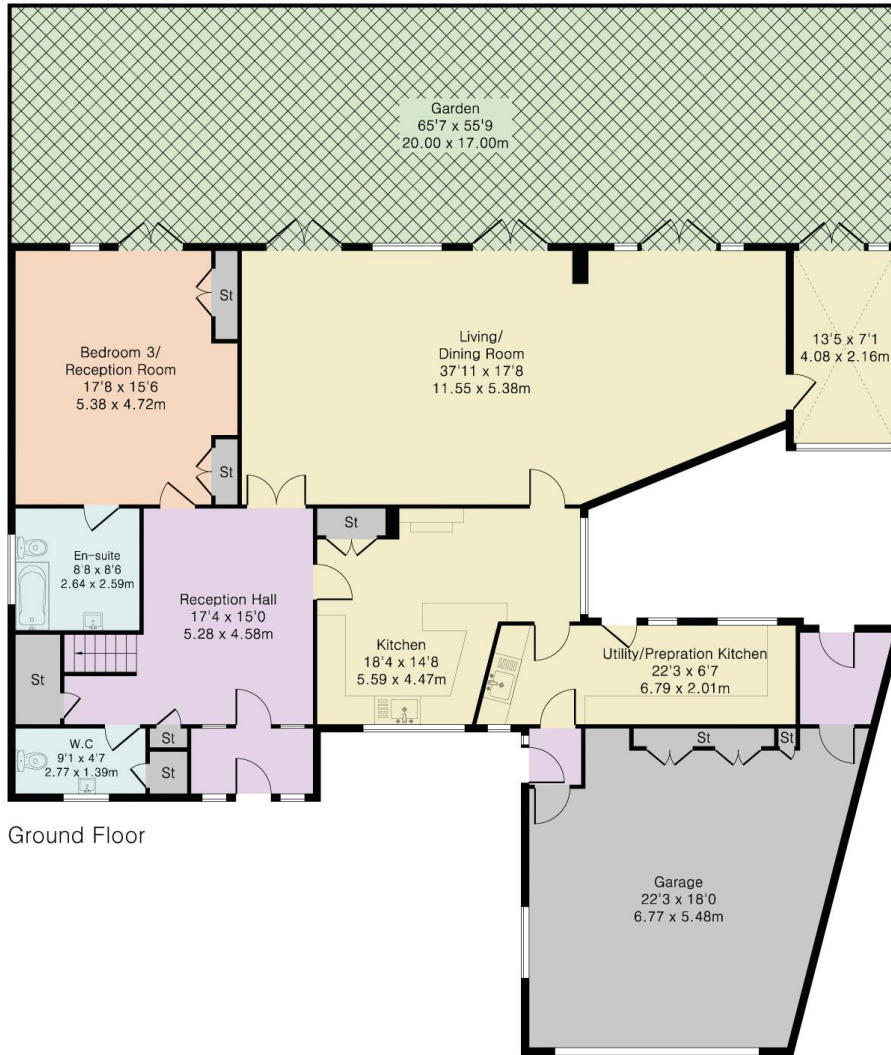










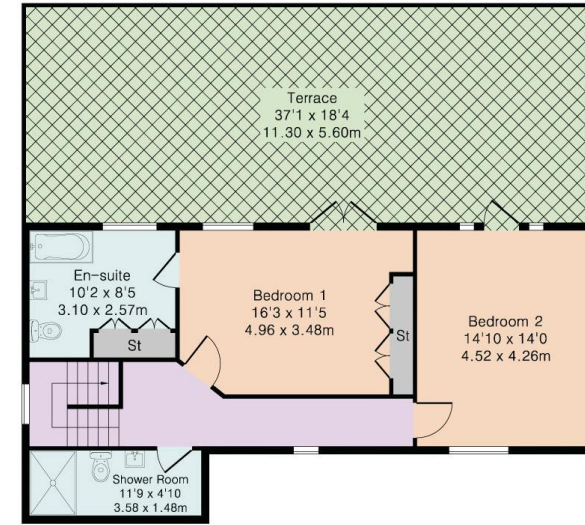


Ground Floor

Approximate Gross Internal Area 2967 sq ft - 275 sq m

Ground Floor Area 2318 sq ft – 215 sq m

First Floor Area 649 sq ft – 60 sq m



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		

Council Tax - G
Local Authority - Barnet

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