



Hadley Road, Barnet, EN5

Offers Over: £850,000
Freehold

A detached Victorian house with 80' west facing rear garden and drive with garage situated on a corner plot of Tudor Road a short distance from Monken Hadley Common and High Barnet Town Centre.

Planning permission granted October 2020 previously existed to demolish the current dwelling to build four new flats.

The property benefits from a split level annex providing lodger or family accommodation with independent access and living room, kitchen/diner, bedroom and shower room. The main house comprises through reception room, kitchen/breakfast room with doors to patio and west facing garden, guest cloakroom, three bedrooms and family bathroom.

Nearby, you'll find several highly regarded state primary and secondary schools, including Monken Hadley CofE, Cromer Road Primary, Queen Elizabeth Girls' Secondary, Barnet's new Ark Pioneer Academy, and Queen Elizabeth's Boys' Grammar.

Transport links are also conveniently close, with High Barnet Underground Station (Zone 5, Northern Line) and New Barnet Mainline Station offering direct services into London's Kings Cross and Moorgate stations.

- **DETACHED FAMILY HOUSE**
- **80' WEST FACING REAR GARDEN**
- **DRIVE WITH GARAGE**
- **THOUGH RECEPTION ROOM**
- **KITCHEN/BREAKFAST ROOM**
- **THREE BEDROOMS TO MAIN HOUSE**
- **BATHROOM**
- **ANNEX:**
- **LIVING ROOM,**
- **KITCHEN/DINER**
- **BEDROOM**
- **SHOWER ROOM**
- **LARGE BASEMENT**

111 Hadley Road
Approximate Gross Internal Area = 157.90 sq m / 1699.62 sq ft
Garage Area = 10.14 sq m / 109.14 sq ft
Cellar / Utility Area = 47.56 sq m / 511.93 sq ft
Total = 215.6 sq m / 2320.69 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1200741)





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Hunters Barnet

41 High Street
High Barnet
Barnet
Hertfordshire
EN5 5UW

T: 020 8441 3377 (sales) | 8441 6969 (lettings)

E: info@hunters-barnet.co.uk

www.hunters-barnet.co.uk

Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

Reference: **BRN240391**