

Sean Heaney
HOMES & PROPERTY

Gladsmuir Road

Hadley Green, Barnet, EN5 4PJ

Guide Price £1,650,000

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Directly overlooking Barnet's picturesque HADLEY GREEN, this splendid EDWARDIAN DETACHED HOUSE, built in 1907, offers a delightful FOUR BEDROOM FAMILY HOME approaching an impressive 2,380 sq ft, in this beautiful Conservation Area.

The HIGHLY SOUGHT AFTER NEIGHBOURHOOD combines rural landscape with CENTRAL LOCATION, benefiting from proximity to excellent local amenities, schools, transport links and open spaces. On a quiet CUL-DE-SAC SETTING, this handsome home presents a RARE OPPORTUNITY for families and professionals alike.

The property retains MANY PERIOD FEATURES and has been WELL MAINTAINED to a high standard, yet has MUCH POTENTIAL (stpp) if desired. The current, spacious layout creates a welcoming atmosphere throughout, with natural light and a bright environment overall.

The dwelling boasts four well-proportioned bedrooms (previously five), with a stunning master bedroom suite and magnificent outlook. The VERSATILE ACCOMMODATION comprises a grand entrance hall with original terrazzo floor, an extensive front reception overlooking The Green, a dining room & kitchen/breakfast room both with direct access to a charming WESTERLY MATURE REAR GARDEN offering privacy. With the advantage of updated ground floor shower room, two separate cloakrooms and a family bathroom, the residence presents a comfortable and gracious home in an exclusive location.

There is an attractive, walled garden approach, with authentic renovated Victorian tiled path. Additional benefits include side access, garden storage shed, extensive loft and under-floor insulation and universal double glazing.
VIEWING IS ESSENTIAL.

EPC : D

BARNET COUNCIL TAX BAND : G

TENURE : Freehold

























GROUND FLOOR

Entrance Hall

Front Reception
26'1 x 15'3 (7.95m x 4.65m)

Dining Room
20'0 x 12'8 (6.10m x 3.86m)

Kitchen Breakfast Room
21'6 x 11'3 (6.55m x 3.43m)

Shower Room
6'9 x 6'9 (2.06m x 2.06m)

Guest Cloakroom
6'9 x 2'11 (2.06m x 0.89m)

FIRST FLOOR

Landing

Master Suite
23'11 x 17'11 (7.29m x 5.46m)

Bedroom Two
20'0 x 12'8 (6.10m x 3.86m)

Bedroom Three
11'3 x 10'0 (3.43m x 3.05m)

Family Bathroom
11'5 x 8'2 (3.48m x 2.49m)

Additional WC
6'9 x 2'11 (2.06m x 0.89m)

Bedroom Four
11'11 x 8'2 (3.63m x 2.49m)

REAR GARDEN
75'6 x 30'9 (23.01m x 9.37m)

Shed
9'11 x 9'5 (3.02m x 2.87m)

FRONT GARDEN
30'9 x 24'4 (9.37m x 7.42m)

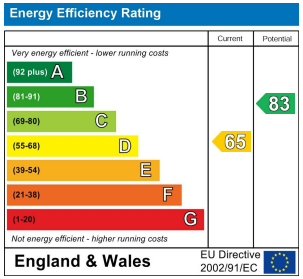
Floor Plan

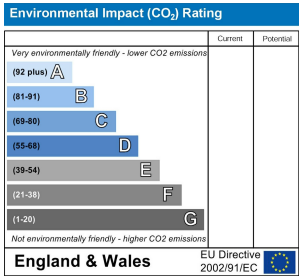


Area Map



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.

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