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Thackeray House
Hadley Green

Thackeray House, Hadley Green Road, Hadley Green, EN5 5PR

£2,200,000

Statons are proud to offer for sale this rarely available handsome 4 bedroom family residence located in this prime position overlooking Hadley Green on a generous plot. This truly stunning property is approached via an impressive carriage driveway and offers bright beautifully maintained accommodation throughout. Comprising a welcoming entrance hall, 2 generous reception rooms, a study, a newly fitted kitchen leading through to an airy living/dining area, a utility room, a guest w.c. and a covered walk way to the exterior. On the first floor there are 4 fabulous well appointed bedrooms, a good size family bathroom, an en suite shower room and generous storage. Externally there is a delightful and extensive, secluded landscaped garden with large sun terrace, a well tended lawn with summerhouse and superb, mature well stocked borders. There is also a large carriage driveway providing ample parking and a garage.

Note - planning permission is granted for demolition of side utility room extension and erection of single storey rear extension, internal alterations and raising of dormer flat roof

Location:- Set in the highly sought after and picturesque area of Hadley Green, which is an exclusive location linking Hadley Common and Hadley Wood also right on the fringes of North London. The area is perfect for those looking for countryside living yet central London, A1 and M25 can be reached easily. High Barnet underground station is close by and Hadley Wood has a mainline station with access to Kings Cross and Moorgate. The area is served by renowned private and state schooling, with many schools offering a coach service from Monken Hadley Church, which is a short stroll away from this fine home. Golf is well catered for in the area with Hadley Wood and Old Fold Golf Clubs.



























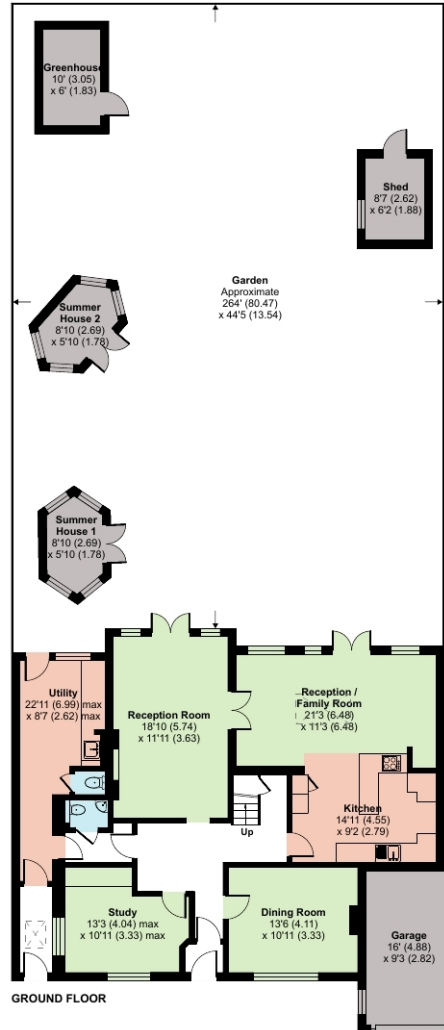




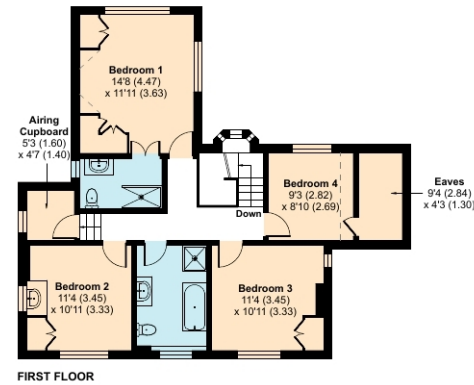
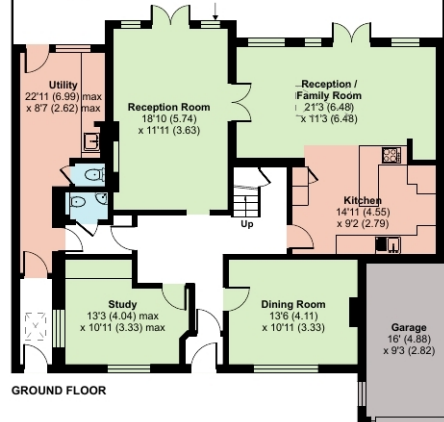


Hadley Green Road, Barnet, EN5

Approximate Area = 2157 sq ft / 200.4 sq m
 Limited Use Area(s) = 64 sq ft / 5.9 sq m
 Garage = 148 sq ft / 13.7 sq m
 Outbuildings = 196 sq ft / 18 sq m
 Total = 2578 sq ft / 239 sq m



Denotes restricted head height



Local authority: Barnet
 Council tax: Band H
 Tenure: Freehold

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | | |
| (39-54) E | 51 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Statons. REF: 938223

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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