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HADLEY



## Evelyn Road

This distinguished and spacious semi-detached house with four good-sized bedrooms and 70ft garden is situated in a sought-after location within easy walking distance of Cockfosters Road and train station.

The property boasts a cosy sitting room with original wood panelling and good-sized living and dining rooms with patio doors leading to the garden.

The kitchen is of a good size with scope to extend (subject to planning) and modernise. On the first floor there are four bedrooms, a family bathroom with an additional WC.

The property also offers large loft space with potential to extend (subject to planning), plus a garage and off-street parking.

Situated in a peaceful residential area close to local shops, schools, and parks, this house provides a fantastic opportunity for a growing family to establish their home.





































Approximate Gross Internal Area 1394 sq ft – 130 sq m  
Ground Floor Area 728 sq ft – 68 sq m  
First Floor Area 666 sq ft – 62 sq m



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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 The Property Ombudsman

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	
		2002/91/EC	

Council Tax - F  
Local Authority – Barnet

STATONS  
HADLEY WOOD

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