



Kingwell Road, Barnet, EN4

£1,250,000

None

Tenure: Freehold, **Bedrooms:** 4

HouseSimple is proud to present a unique opportunity to acquire this 4 bedroom, freehold, semi-detached family house in a quiet cul de sac in the heart of Hadley Wood, only a short walk from the station and within the catchment of Hadley Wood Primary School. The house is situated on o

Key features:

- Planning permission
- recently renovated
- large garden

Extra info:

- **Property Age:** 61 years
- **Council Tax:** Band G (£100.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



HouseSimple is proud to present a unique opportunity to acquire this 4 bedroom, freehold, semi-detached family house in a quiet cul de sac in the heart of Hadley Wood, only a short walk from the station and within the catchment of Hadley Wood Primary School. The house is situated on one of the largest plots in the road and has planning permission for a significant expansion.

The house benefits from 3 reception rooms and 2 bathrooms, gas heating, all double-glazed windows, all wood flooring, single garage and driveway, a 160 foot long, south-facing, mature garden and an outhouse. To the front of the house there is a sizeable front garden, a block driveway and a single garage beside the house.

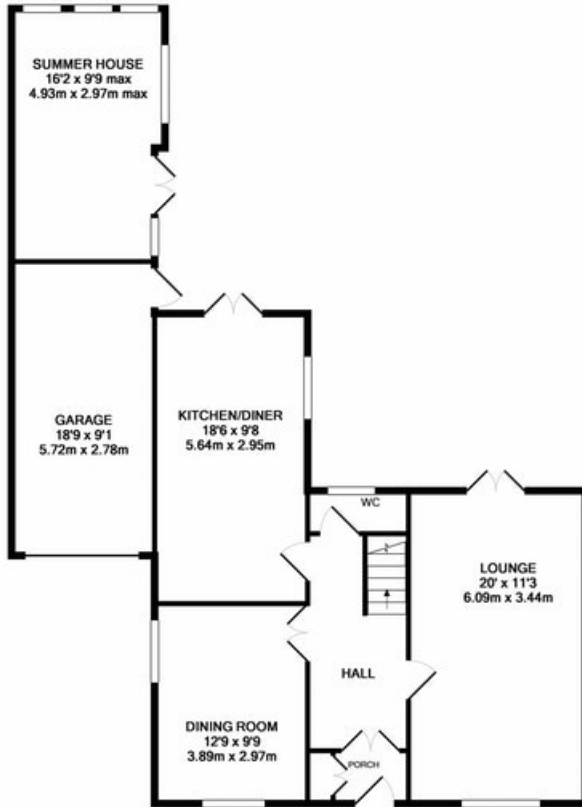
The property has recently undergone a complete renovation with full rewiring with EV car charging point and alarm system, full new heating system and replumbing, all new windows and doors (external and internal), new bathrooms, granite kitchen, a new staircase, marble fireplace (real fire), roof works and concrete guttering removal, new flooring, replastering and decorating throughout.

The house benefits from a 2-storey extension at the rear providing a large kitchen and family bathroom. Further to this planning permission has been granted for an 2-story extension on the side and the back with a loft conversion which would expand this property to over 4000 square feet plus a front porch, wrap around driveway and gates. The full plans can be viewed on Enfield Council's website.

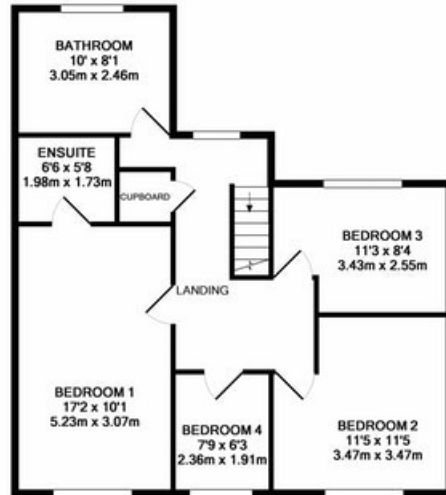
For those with children this house is well within the catchment for Hadley Wood primary school ranked 33rd nationally in The Times latest school guide (catchment area c.400m). In addition there are Queen Elizabeth Boys and Girls secondary schools nearby (ranked # top 10 nationally).

The house is a short walk away from Hadley Wood station where trains are 16mins to London Kings Cross with easy connectivity to Gatwick and Heathrow airports. There are also great road connections with the M25 and A1 less than 10mins drive away.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 983 SQ.FT.
(91.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 679 SQ.FT.
(63.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1662 SQ.FT. (154.4 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate HM Government

17, Kingwell Road, BARNET, EN4 0HZ

Dwelling type: Semi-detached house **Reference number:** 8403-7922-0559-6384-0992
Date of assessment: 14 December 2017 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 15 December 2017 **Total floor area:** 142 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,260
Over 3 years you could save	£ 1,437

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 459 over 3 years	£ 240 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white;"> You could save £ 1,437 over 3 years </div>
Heating	£ 3,471 over 3 years	£ 2,253 over 3 years	
Hot Water	£ 330 over 3 years	£ 330 over 3 years	
Totals	£ 4,260	£ 2,823	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current	Potential
57	78

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 987	✔
2 Floor insulation (suspended floor)	£800 - £1,200	£ 267	✔
3 Low energy lighting for all fixed outlets	£60	£ 183	✔

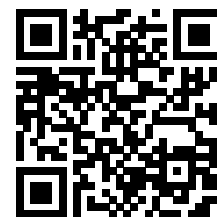
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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