



Courtleigh Avenue
Hadley Wood, Hertfordshire, EN4



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A beautifully presented family home offering well-balanced accommodation comprising four bedrooms, three reception rooms and three bathrooms.

The ground floor features a superb open-plan kitchen seamlessly inter-communicating with a drawing room that overlooks the rear garden, alongside a separate television room and a guest WC positioned off the entrance hallway. To the first floor, the property offers four generously sized bedrooms, with the principal bedroom and bedroom two benefiting from en-suite bathrooms, complemented by a separate family bathroom serving the remaining bedrooms.

The delightful rear garden features a patio area ideal for outdoor dining, with steps leading to a wide, lawned garden. The garden is enclosed by fenced boundaries and includes a side pedestrian gate providing access to the front of the property.

Location: Ideally situated in the heart of Hadley Wood, the property is within close proximity to Hadley Wood Primary School, local shops and the mainline station.

Approach: A block-paved driveway provides off-street parking for several vehicles and access to both the garage and the front entrance. The frontage further benefits from exterior flood lighting, a wrought-iron gated side access, and a front lawn with well-stocked shrub borders.







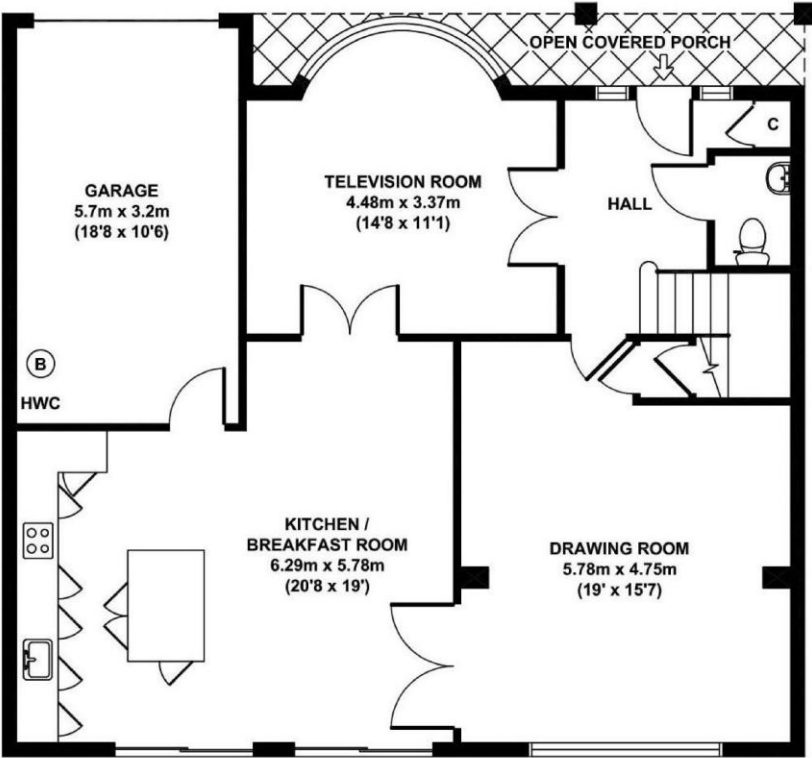




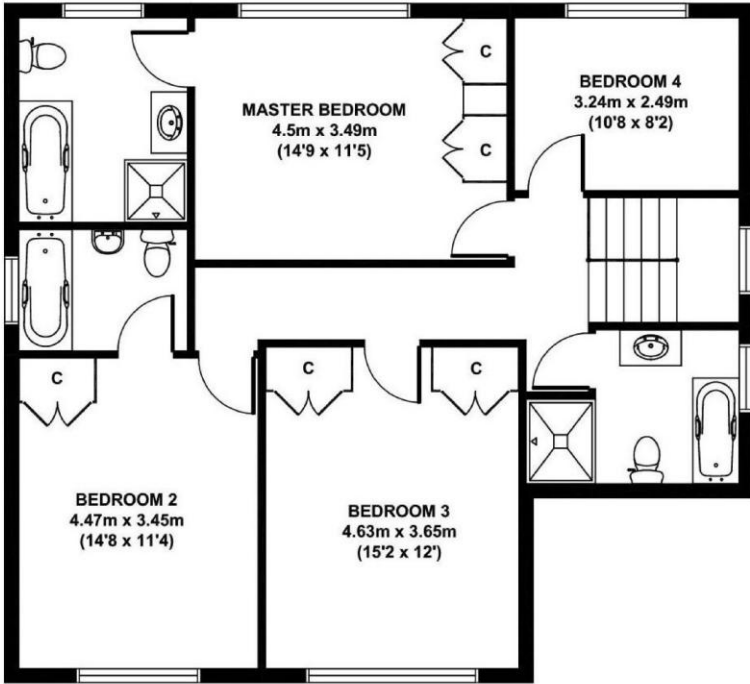
KUM

Council Tax: G
 Local Authority: Enfield
 Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 108 SQ M



FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 89 SQ M

COURTLEIGH AVENUE, BARNET EN4 0HS
 APPROX. GROSS INTERNAL FLOOR AREA 2120 SQ FT / 197 SQ M
 FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

