



Duchy Road
Hadley Wood, EN4



Duchy Road

A Desirable Five-Bedroom Detached Family Residence in the Sought-After Location of Hadley Wood

Situated in one of Hadley Wood's most sought-after residential turnings, this impressive detached family home offers generous and versatile accommodation, beautifully designed for modern family living and entertaining.

A welcoming entrance hallway provides access to an elegant living room, a spacious study, and a beautifully appointed cinema/TV room featuring bespoke fitted joinery and a surround sound system, creating the perfect space for relaxing with family and friends.

To the rear of the property lies the heart of the home. The contemporary kitchen is fitted with an extensive range of quality cabinetry, integrated appliances and ample work surfaces. It opens seamlessly into an impressive open-plan super room, incorporating a generous dining area and comfortable family seating space, with large windows and doors overlooking the rear garden.

Adjoining the kitchen is a well-appointed utility/preparation kitchen, providing excellent additional storage and workspace. Two guest cloakrooms complete the ground floor accommodation, one accessed from the entrance hall and the other conveniently positioned off the utility room.

The first floor comprises four well-proportioned double bedrooms, three of which benefit from built-in wardrobes. The luxurious principal suite enjoys fitted storage and a stylish en-suite shower room, while Bedroom Two also benefits from its own contemporary en-suite shower room. A beautifully appointed family bathroom serves the remaining bedrooms. The second floor offers a spacious loft room, providing flexible accommodation ideal as a guest bedroom, games room, home office or additional recreational space.

Externally, the property enjoys a magnificent rear garden featuring a swimming pool, an expansive lawn and a generous patio terrace, all surrounded by mature trees, shrubs and well-established planting, creating a private and tranquil setting.

To the front, a substantial paved driveway provides parking for several vehicles and leads to the integrated garage, with attractive landscaped borders enhancing the property's kerb appeal. The property also offers excellent potential to extend further, subject to the necessary planning consents.

Ideally positioned for family life, the property is within easy reach of local shops and amenities. Hadley Wood Station provides direct services into central London, while the highly regarded Hadley Wood Primary School is within walking distance. Hadley Wood Golf Club and Tennis Club are both nearby, and the M25 is just a short drive away, offering excellent road connections.











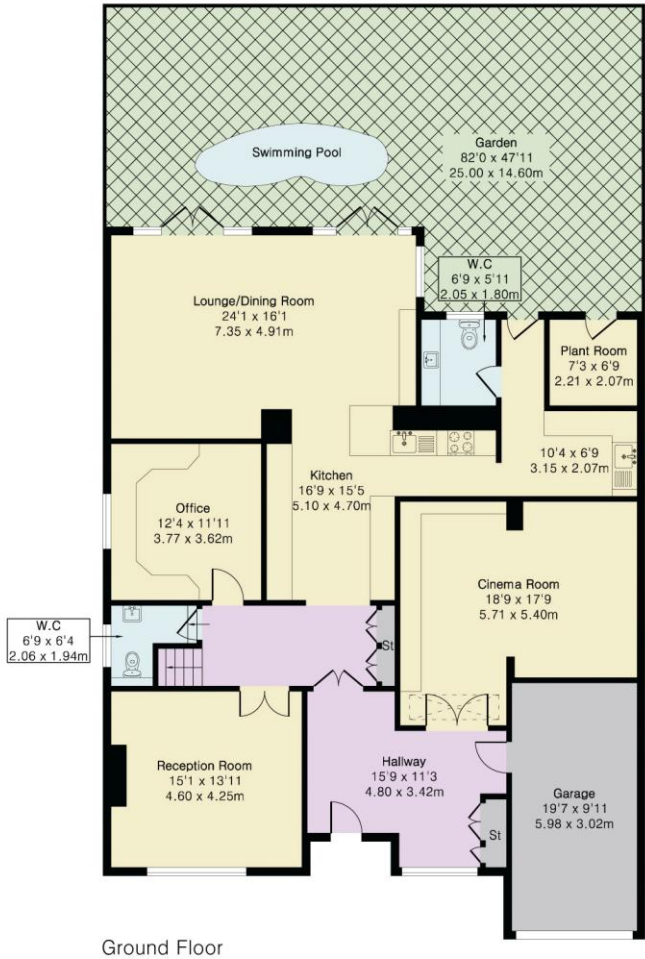
Council Tax Band: H
Local Authority: Enfield
Tenure: Freehold

Approximate Gross Internal Area 3388 sq ft - 314 sq m
(Including Garage)

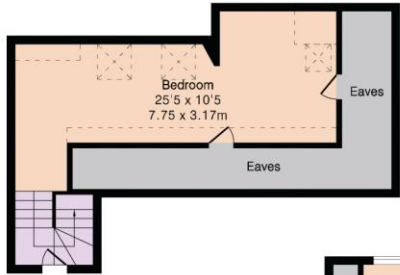
Ground Floor Area 1994 sq ft – 185 sq m
First Floor Area 1120 sq ft – 104 sq m
Top Floor Area 274 sq ft – 25 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	70 C
39-54	E		
21-38	F		
1-20	G		



Ground Floor



Top Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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