



**Courtleigh Avenue**  
**Hadley Wood, Hertfordshire, EN4**







# Courtleigh Avenue

A spacious and beautifully presented four double bedroom, three-bathroom detached family home measuring just under 2,550+ sq. ft of internal living space. The home is offered on a chain free basis and is situated on one of Hadley Wood's most sought-after roads.

Upon entering, you are welcomed by a spacious hallway, complete with a contemporary downstairs W/C. To the left, a well-appointed study with fitted office furniture provides the ideal space for working from home.

The main reception room is light-filled, enhanced by three Velux windows, and features a charming cast-iron fireplace. Sliding patio doors lead into a second reception room, offering stunning garden views through bi-folding doors. The modern kitchen, with its central island and integrated appliances, adjoins the reception rooms and flows seamlessly into a formal dining room, which currently hosts an 8 seater dining table and is complete with fitted display cabinetry – perfect for hosting dinner parties.

A full-width rear extension has created an exceptional downstairs living space, illuminated by two gigantic sky lanterns, giving the area a bright, airy feel. Additional conveniences include a utility room, integral garage with electric door.

Upstairs, the property offers four generously sized double bedrooms, each with fitted wardrobes. Two bedrooms benefit from en-suite shower rooms, while the others are served by a fully tiled four-piece family bathroom. A unique first-floor balcony provides a charming spot to enjoy views of the street or to allow fresh airflow throughout the home. The property also features a loft space with storage or extension potential, with solar panels installed on the roof for energy efficiency.

The south-facing garden, extending to approximately 60 ft, is a true highlight – accessible via dual bi-folding doors and ideal for outdoor entertaining. It includes a timber outbuilding with a dedicated section for garden tools.

Location: Perfectly positioned in the heart of Hadley Wood, this home is within easy reach of local shops, well-regarded primary schools, and the mainline Hadley Wood station. Hadley Wood's prestigious golf and tennis clubs are close by, with excellent transport links including the M25 just a short drive away.



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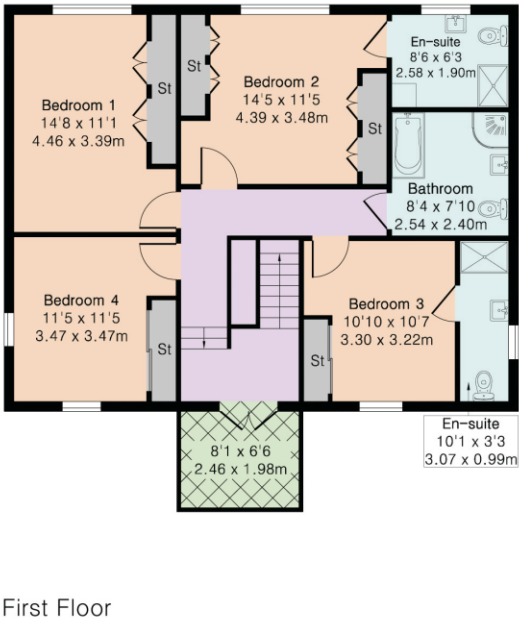
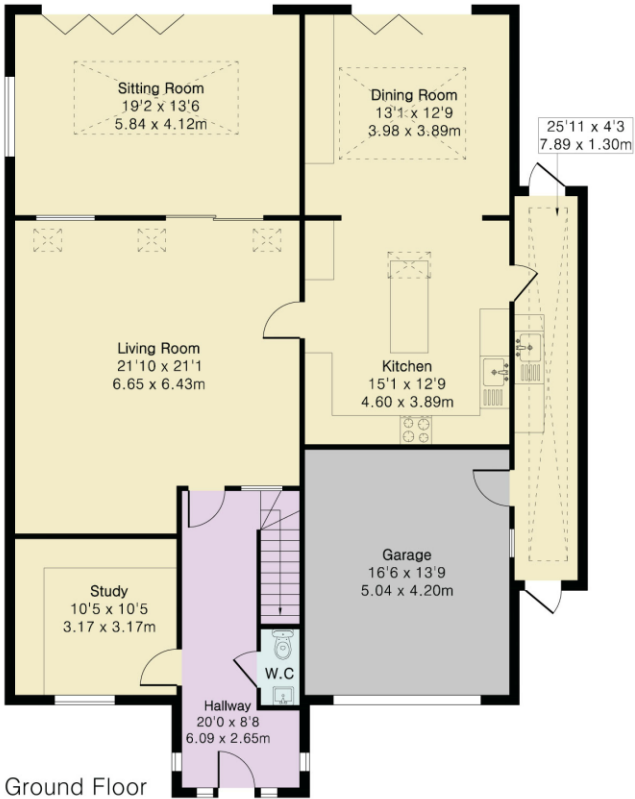
Council Tax: G  
Local Authority: Enfield  
Tenure: Freehold



Approximate Gross Internal Area 2558 sq ft - 237 sq m  
(Including Garage)

Ground Floor Area 1692 sq ft – 157 sq m  
First Floor Area 866 sq ft – 80 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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