

Parkgate Crescent, Hadley Wood, Hertfordshire, EN4 0NW

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Parkgate Crescent

An extremely well presented six-bedroom family residence which has been enhanced and extended to a high specification including an indoor swimming pool (approx. 5279 sq ft). The property is situated in a secluded position in this pleasant crescent benefitting from a west facing rear garden and is within easy access of Hadley Wood mainline station (Moorgate 27 minutes).

As you enter the property there is a large reception hallway with statement sweeping staircase that leads to a galleried landing. There are four reception rooms on the ground floor which include a TV room, family room with a bespoke study and an open plan super room which includes kitchen being 'Shaker' style designed with a large centre island with natural stonework tops and a range of integrated appliances. Just off the kitchen is a utility room and a guest WC off the hallway.

The lower ground floor features a pool room with an indoor heated swimming pool, complete with a glass viewpoint in the ceiling that looks up into the kitchen, and an area to relax on a lounge. This floor also includes a large garage, boot room, a plant room, and a shower room.

To the first floor there are three double bedroom suites, family bathroom and bedroom two has a modern fitted shower room. The principal suite has the benefit of a dressing room and large ensuite which comprises of a four-piece suite and separate shower. The principal bedroom has double doors that lead to the roof terrace with views over the rear garden.

The second-floor features three bedrooms, two of which are spacious double rooms. This floor also includes a modern family bathroom with both a bath and a shower, which also serves as an ensuite to one of the double rooms.

The mature rear garden offers a sensory experience with mature planted borders and designated entertaining area across the rear terrace. The extended garden has been laid with astroturf so it can be used all year around.

Approach: The property features a carriage driveway that offers plenty of off-street parking, along with a subterranean drive-in garage, bordered by planted shrubs for added appeal.

Location: Situated within 0.5 miles of Hadley Wood mainline station and local conveniences. Hadley Wood golf course and tennis club are also within walking distance and educational facilities in the area include Stormont, Lochinver, St Johns, Haberdashers Askes for boys and Haberdashers Askes for girls, Mill Hill school, Belmont, Dame Alice Owen, Haileybury, Queenswood and Queen Elizabeths Girls and Boys schools.

















































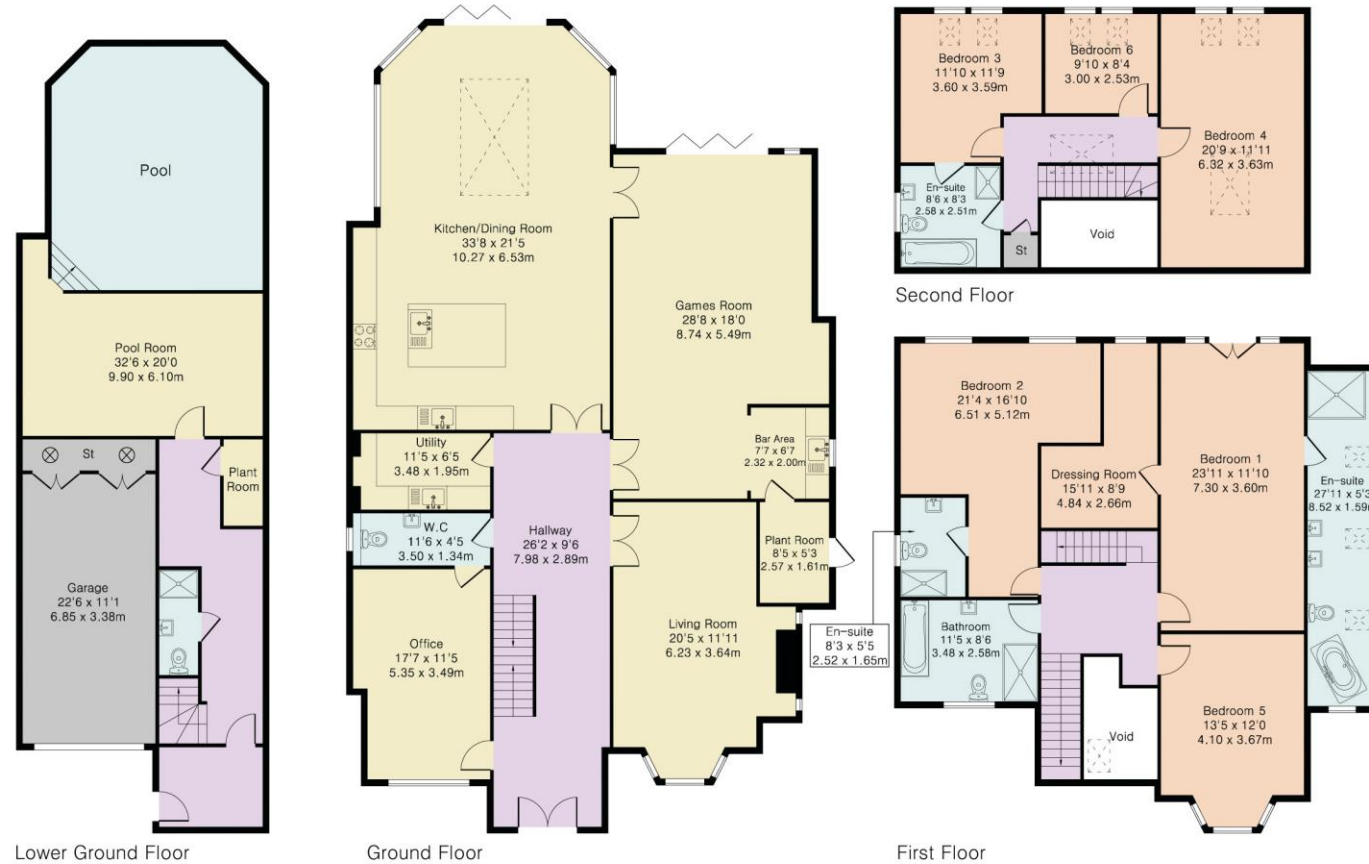
Approximate Gross Internal Area 5279 sq ft – 490 sq m

Lower Ground Floor Area 1174 sq ft – 109 sq m

Ground Floor Area 2170 sq ft – 202 sq m

First Floor Area 1284 sq ft – 119 sq m

Second Floor Area 651 sq ft – 60 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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