



Duchy Road
Hadley Wood, EN4





Duchy Road

Situated on a popular residential road, this four-bedroom detached family home offers spacious and versatile accommodation, together with a mature rear garden, off-street parking and access to the garage via the front driveway.

The ground floor comprises a welcoming entrance hall, a bright and spacious through lounge, a separate formal reception room, a fitted kitchen with a breakfast area and a conservatory overlooking the rear garden, providing excellent space for family living and entertaining.

To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from a dressing area and an en-suite shower room, while the second bedroom features stairs leading to a useful loft area, ideal for storage or a variety of additional uses (subject to any necessary consents). The remaining bedrooms are served by a family bathroom.

Outside, the rear garden is laid mainly to lawn with mature shrubs and established borders, creating a private and attractive outdoor space. To the front, the property benefits from off-street parking and access to the garage via the driveway.

Conveniently located on a sought-after road, the property is within easy reach of local amenities, well-regarded schools and excellent transport links, making it an excellent opportunity for families.







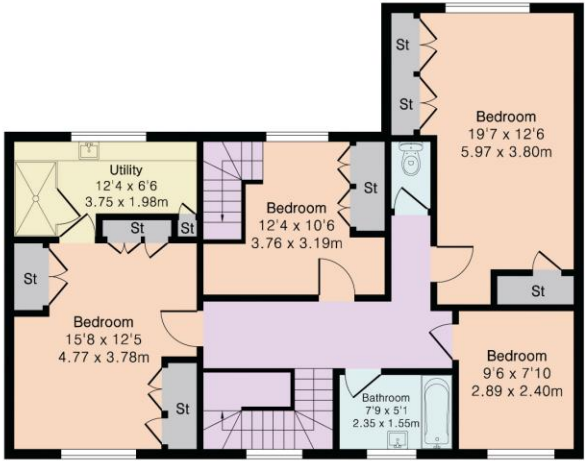
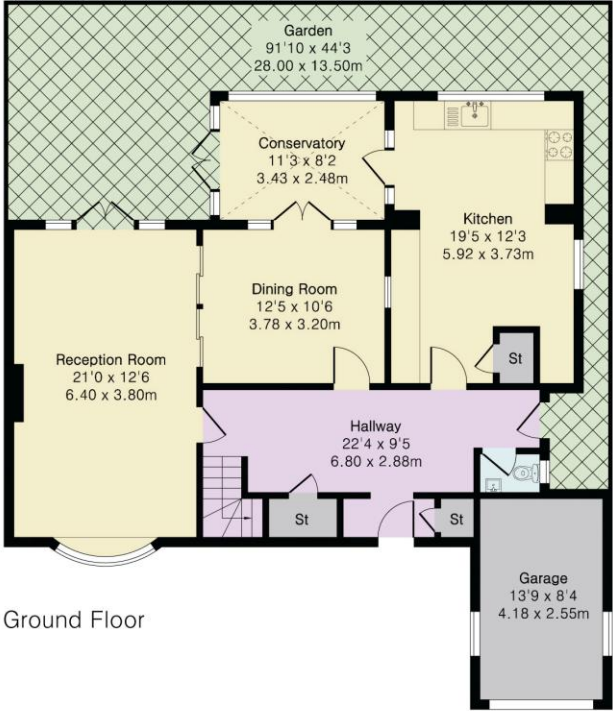
Council Tax: H
 Local Authority: Enfield
 Tenure: Leasehold

**Approximate Gross Internal Area 1894 sq ft - 176 sq m
 (Excluding Garage)**

Ground Floor Area 983 sq ft – 91 sq m

First Floor Area 911 sq ft – 85 sq m

Garage Area 115 sq ft – 11 sq m



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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