



Waggon Road
Hadley Wood, EN4



Waggon Road

Situated on one of Hadley Wood's most prestigious and highly sought after roads, this impressive four bedroom detached family residence offers spacious, versatile accommodation perfectly suited to modern family living, all set within an exceptional prime location.

A large and welcoming entrance hallway creates an immediate sense of space and sets the tone for this substantial and beautifully arranged home. To the front, a bright and elegant lounge provides a wonderful setting for both everyday living and formal entertaining, while the separate dining room enjoys a large picture window framing delightful views over the beautifully maintained rear garden.

Adjoining the dining room, a comfortable and inviting sitting room opens directly onto the south facing garden, creating a seamless connection between indoor and outdoor living and providing an ideal space for relaxing or entertaining guests.

The fitted kitchen with breakfast area is well designed for practical family life, offering ample space for informal dining and direct access to the side of the property. Internal access to the integral garage, together with a convenient guest cloakroom, completes the well balanced ground floor accommodation.

To the first floor, the property offers four well proportioned bedrooms, all thoughtfully arranged to suit growing families, alongside a spacious family bathroom featuring a large shower.

Externally, the attractive south facing rear garden is a particular feature of the home, enjoying a patio area ideal for outdoor dining and entertaining, with the remainder mainly laid to lawn providing a wonderful space for family enjoyment. To the front, a carriage driveway leads to the integral garage and provides generous off street parking for several vehicles, enhancing both practicality and kerb appeal.

Waggon Road is widely regarded as one of Hadley Wood's premier addresses, known for its exclusivity and leafy surroundings. Positioned on the fringe of Green Belt countryside, the location offers a rare blend of tranquillity and convenience. Hadley Wood's local shops, mainline station with direct links into London, and the highly regarded Hadley Wood Primary School are all within easy reach. The expansive open spaces of Trent Country Park are close by, while the nearby M25 provides excellent connectivity for travel further afield.

** Please note that planning permission has previously been granted for a replacement dwelling of approximately 6,000 sq ft. **





STATONS



STATONS



STATONS



STATONS



STATONS



STATONS



STATONS



STATONS



STATONS





STATONS



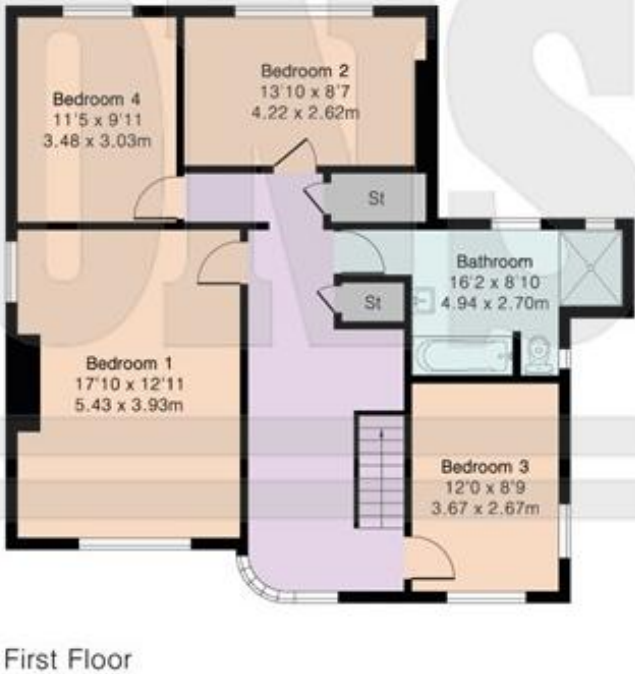
STATONS

Council Tax: H
 Local Authority: Enfield
 Tenure: Freehold

**Approximate Gross Internal Area 1954 sq ft - 181 sq m
 (Including Garage)**

Ground Floor Area 1037 sq ft – 96 sq m
 First Floor Area 917 sq ft – 85 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





STATONS

**STATONS
HADLEY WOOD**

10 Crescent West, Hadley Wood,
EN4 0EJ

Tel: 020 8440 9797

Email: hadley@statons.com

STATONS
www.statons.com