



The Spinney
Hadley Common, Hertfordshire, EN5

The Spinney, Hadley Common

Beautifully presented spacious Neo Georgian detached 5-bedroom, 4 reception family home set within a private and quiet secluded turning within a unique woodland setting adjoining Hadley Wood/Common.

This property also has the added benefits of having partially underfloor heating and air conditioning.



Upon entering this stunning home, you are greeted by a well-proportioned reception hall that immediately sets the tone for the elegant interiors to follow.

The spacious, contemporary kitchen and breakfast room is beautifully designed, equipped with a range of integrated appliances. Sleek bi-fold doors seamlessly extend the living space onto an expansive patio area, ideal for outdoor dining and entertaining.

Off the kitchen, there is convenient access to a separate utility room as well as a versatile annexe reception room, which can be used as an office or additional living space, enhancing the homes functionality.

The drawing room has French doors leading to the rear garden. To complete the ground floor accommodation there is a TV room and guest cloakroom.

On the first floor, the principal bedroom is complete with fitted wardrobes and a stylish four-piece ensuite bathroom featuring both a bath and a shower. This room also enjoys the added luxury of a private balcony, providing tranquil views over the mature garden.

Bedroom two also boasts fitted wardrobes and its own ensuite shower room, while two additional bedrooms, each with fitted wardrobes, offer ample space and storage. Completing the first-floor accommodation is a well-appointed family bathroom, ensuring convenience and comfort for all.

The self-contained annexe suite offers both privacy and versatility, featuring its own entrance hall that also serves as a practical boot room. Inside, you will find a reception room that doubles as a home office, providing a flexible living space.

An independent staircase leads to bedroom 5, which can alternatively be used as a TV room. The staircase continues upward to reveal a spacious second-floor snooker and games room.

The secluded rear garden features an expansive porcelain-tiled terrace that surrounds a stunning heated swimming pool. Adjacent to the pool, there is a shed which provides additional storage. The remainder of the garden is predominantly laid to lawn and framed by mature shrubs and trees.

To the front of the property is a generous block paved driveway with off road parking for several vehicles and access into the double garage.







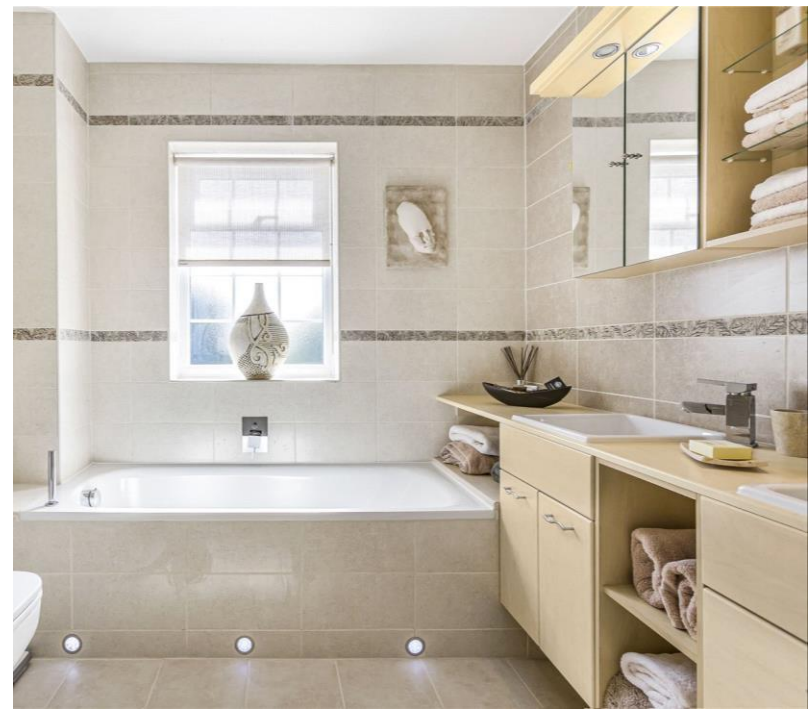




















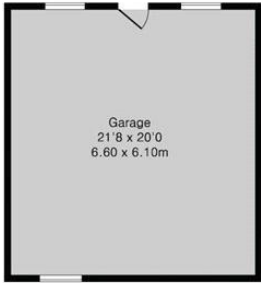




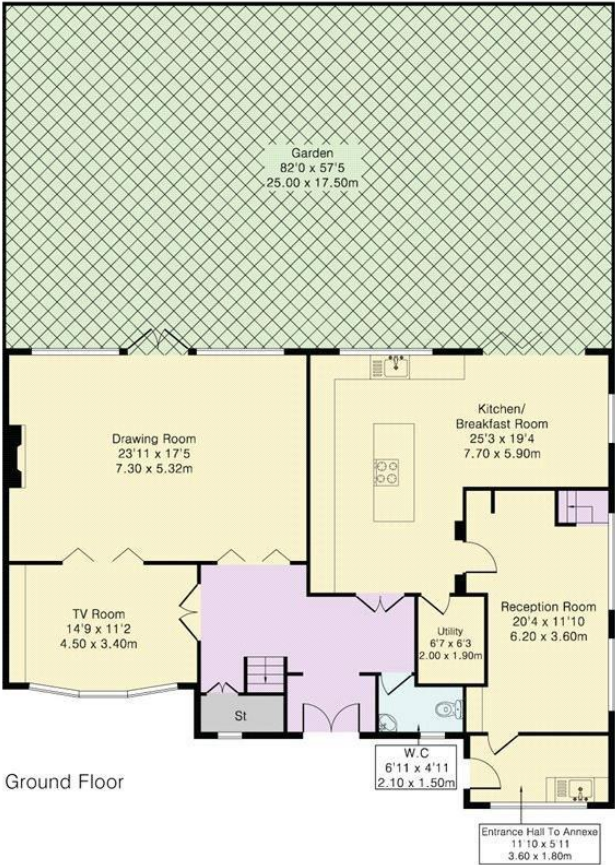
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area 3802 sq ft – 353 sq m
 Ground Floor Area 1485 sq ft – 138 sq m
 First Floor Area 1395 sq ft – 130 sq m
 Second Floor Area 498 sq ft – 46 sq m
 Garage Area 424 sq ft – 39 sq m

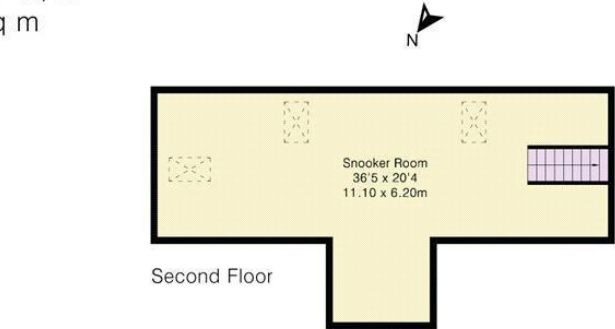
Council Tax: H
 Local Authority: Barnet
 Tenure: Freehold



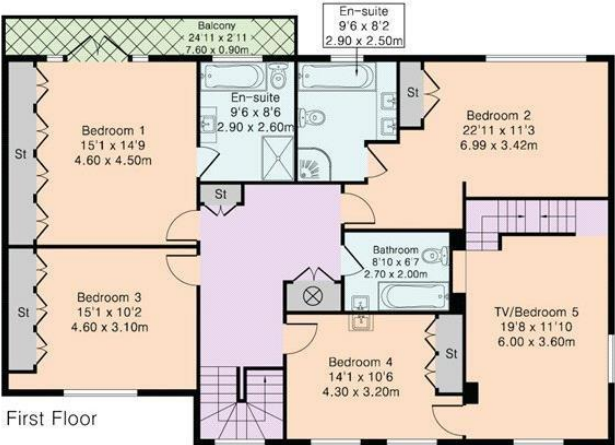
Garage



Ground Floor



Second Floor



First Floor



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