



Scottwood, Wood Ride

Hadley Wood, Hertfordshire, EN4

Scottwood

Scottwood House is a luxurious and expansive home, spanning nearly 6,700 square feet, set behind a secure, gated entrance. Built around 22 years ago by Oliver and Saunders, this property is beautifully maintained and is offered for sale without a chain.

Upon entering, you are welcomed by a grand reception hall with a striking central staircase. The ground floor features a TV/cinema room, a study, and a spacious formal lounge/dining room. Additionally, there is an open-plan kitchen and diner that leads to an orangery. Off the kitchen is a utility room, which connects to a lobby providing access to the double garage and an annexe above the garage.

The first floor boasts a grand galleried landing leading to five double bedrooms, all with built-in wardrobes and en-suite bathrooms. The primary suite overlooks the rear garden and includes two large dressing rooms and a luxurious five-piece en-suite.

On the second floor, there is a guest bedroom with an en-suite shower room, as well as a large entertainment room featuring a bar, seating area, and games area.

The rear garden offers a spacious patio, sprawling lawn, and mature trees, plants, and shrubs along the borders. At the front, a gravel driveway with landscaped borders provides ample parking and access to the double garage.

Location: Scottwood House is set in a peaceful countryside area with convenient access to London and Hertfordshire. It's within walking distance of Hadley Wood station, offering regular services to Moorgate and Kings Cross in about 30 minutes. Local amenities include restaurants, a health club, Hadley Wood Golf Club, and Tennis Club. Cockfosters Underground Station (Piccadilly Line) is approximately 3 miles away, providing quick access to central London, and junction 24 of the M25 offers easy access to major motorways and airports.

Trent Park Country Park, with over 4,000 acres of meadows, lakes, woodlands, and historical sites, is also nearby. The area is known for its prestigious educational institutions, including Stormont, Lochinver, St Johns, Haberdashers' Aske's Schools, Mill Hill School, and Queen Elizabeth's Schools.





















































Council Tax: H
Local Authority: Enfield
Tenure: Freehold



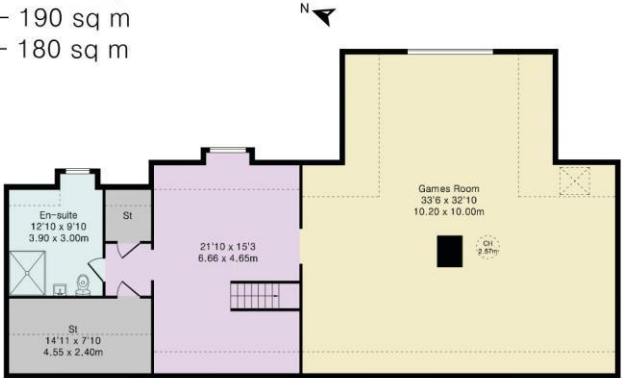
Approximate Gross Internal Area 6736 sq ft - 626 sq m

Ground Floor Area 2752 sq ft – 256 sq m

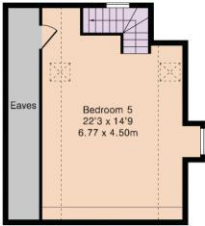
First Floor Area 2050 sq ft – 190 sq m

Top Floor Area 1934 sq ft – 180 sq m

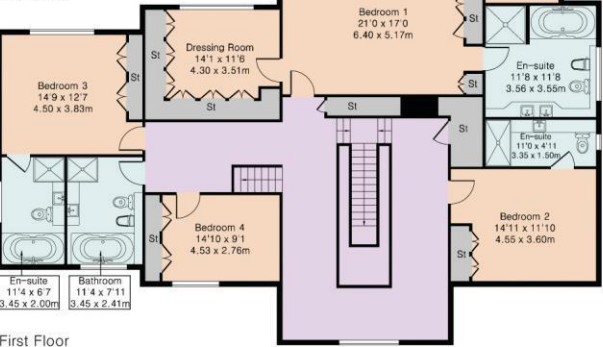
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Top Floor



Top Floor



First Floor

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



STATONS
HADLEY WOOD

10 Crescent West, Hadley Wood,
Herts, EN4 0EJ

Tel: 0208 440 9797

Email: hadley@statons.com

STATONS
www.statons.com