



Waggon Road
Hadley Wood, EN4





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Waggon Road

A beautifully presented five bedroom detached family home positioned within a plot of approximately 0.27 of an acre and set behind a gated carriage driveway.

This lovely home combines characterful features with a modern versatile layout with well-proportioned accommodation arranged over two floors.

The ground floor has an impressive entrance hall leading to four reception rooms including lounge, dining room, sitting room, and a well fitted kitchen/dining room with sliding doors bringing the outside in, plus utility room and guest cloakroom.

The first-floor landing leads to the principle bedroom suite with a dressing room and en suite bathroom. There are four further bedrooms, all with en suite bathrooms.

The private south facing rear garden is beautifully landscaped with a generous terrace, perfect for entertaining and is mainly laid to lawn with a garden room, suitable for an office/gym.

To the front of the property there is a gated driveway which provides parking for several vehicles and a garage with access into the utility, with mature plants shrubs and trees to the borders.

Location: Situated on the fringe of greenbelt countryside on the south side of Waggon Road within easy reach of Hadley Wood's local shops, Hadley Wood Primary School and mainline station. Trent Country Park is close at hand and the M25 is a short drive away.





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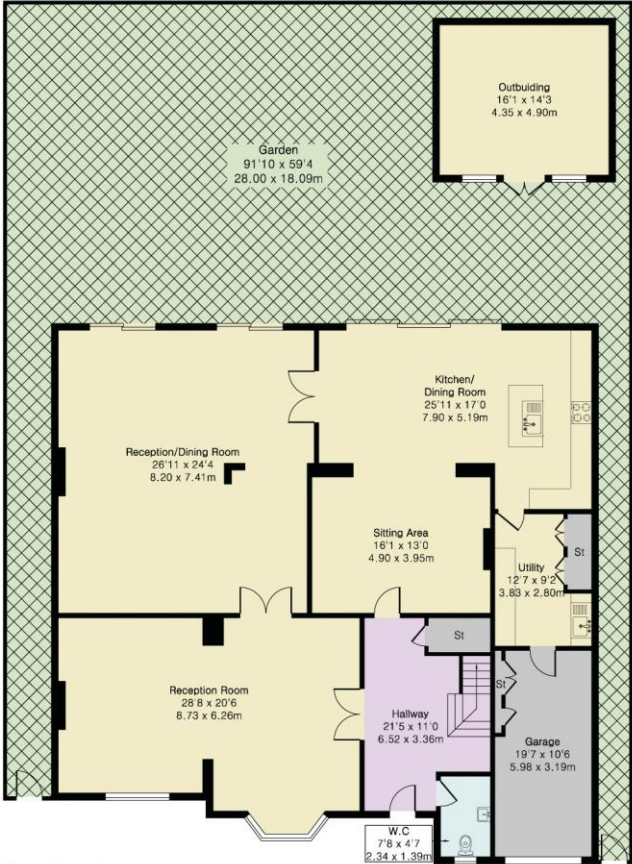
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Council Tax: G
 Local Authority: Enfield
 Tenure: Freehold

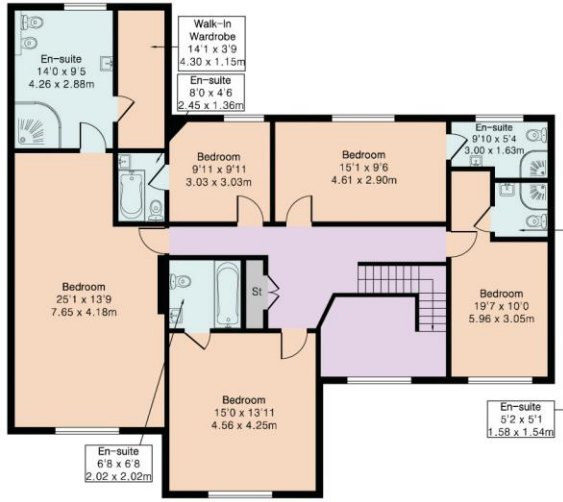
**Approximate Gross Internal Area 3966 sq ft - 369 sq m
 (Excluding Outbuilding)**

Ground Floor Area 2365 sq ft – 220 sq m
 First Floor Area 1601 sq ft – 149 sq m
 Outbuilding Area 229 sq ft – 21 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	79 C



Ground Floor



First Floor



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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