



Newmans Way
Hadley Wood, EN4





Newmans Way

A well-presented and spacious four-bedroom bungalow, set on a generous plot with a westerly-facing rear garden extending to approximately 90 ft.

This attractive home offers excellent living space and presents a superb opportunity within one of Hadley Wood's most desirable locations.

Planning permission has been granted for the demolition of the existing dwelling and the construction of a substantial detached family residence extending to over 5,700 sq ft, arranged across four floors. (Plans available on request.)

The existing home has been tastefully redecorated and thoughtfully modernised, providing bright and versatile accommodation throughout.

The kitchen/dining room at the rear of the property has been finished to a high standard, featuring Shaker-style units, quartz worktops, and a range of integrated appliances, opening onto the garden for relaxed family living.

The primary suite, also overlooking the garden, benefits from a private ensuite shower room, while three further bedrooms are served by a modern family bathroom. A separate guest WC completes the internal accommodation.

The beautifully maintained west-facing garden enjoys afternoon and evening sunshine, offering an ideal setting for outdoor entertaining and relaxation.

Location: Perfectly positioned, Hadley Wood Mainline Station (Moorgate approx. 25 minutes) and local shops are within easy reach, along with Hadley Wood Golf Club and Tennis Club.

The area offers an excellent choice of state and independent schools, with both the M25 and Cockfosters Underground Station just a short drive away.



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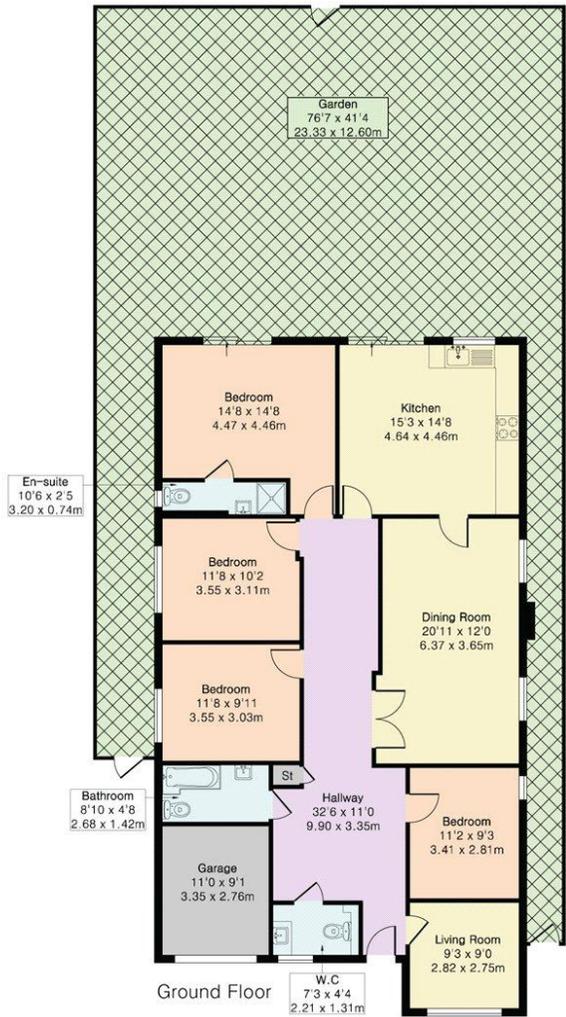
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Council Tax: G
 Local Authority: Enfield
 Tenure: Freehold

Approximate Gross Internal Area 1507 sq ft - 140 sq m
 (Excluding Garage)
 Garage Area 100 sq ft - 9 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



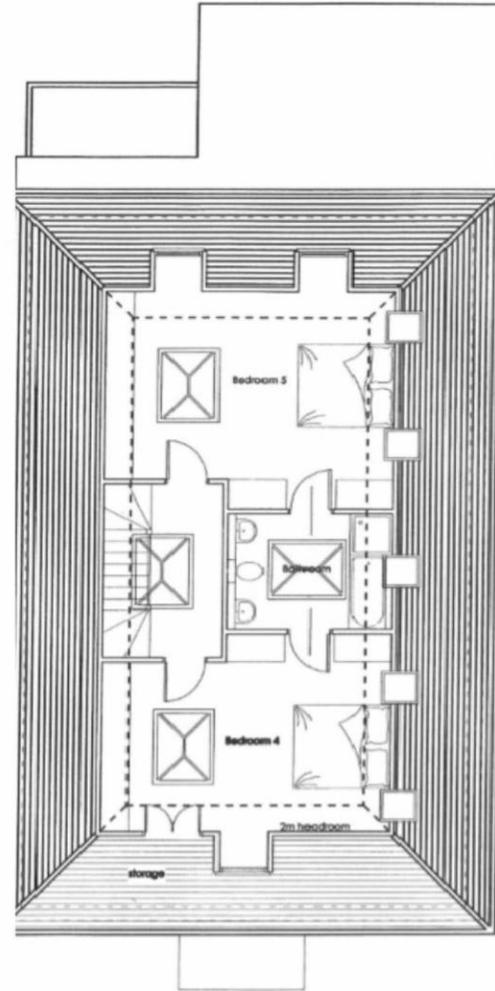
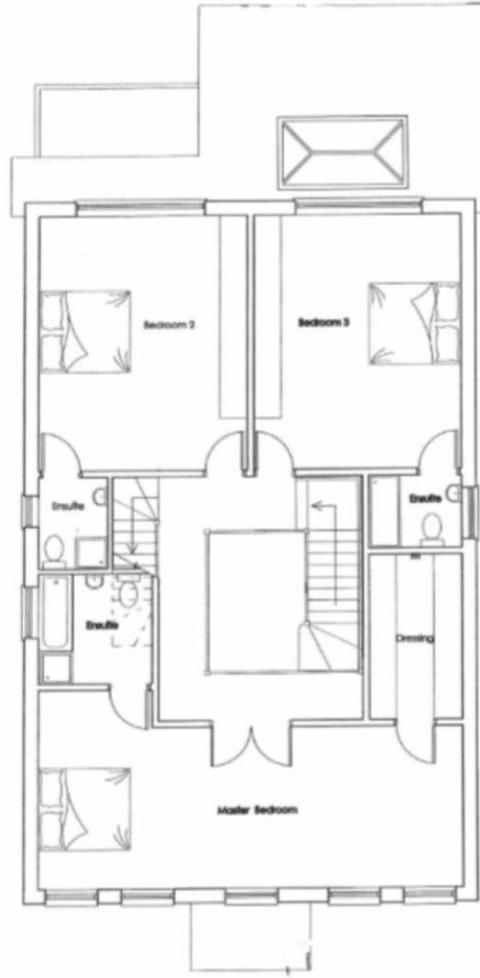
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.



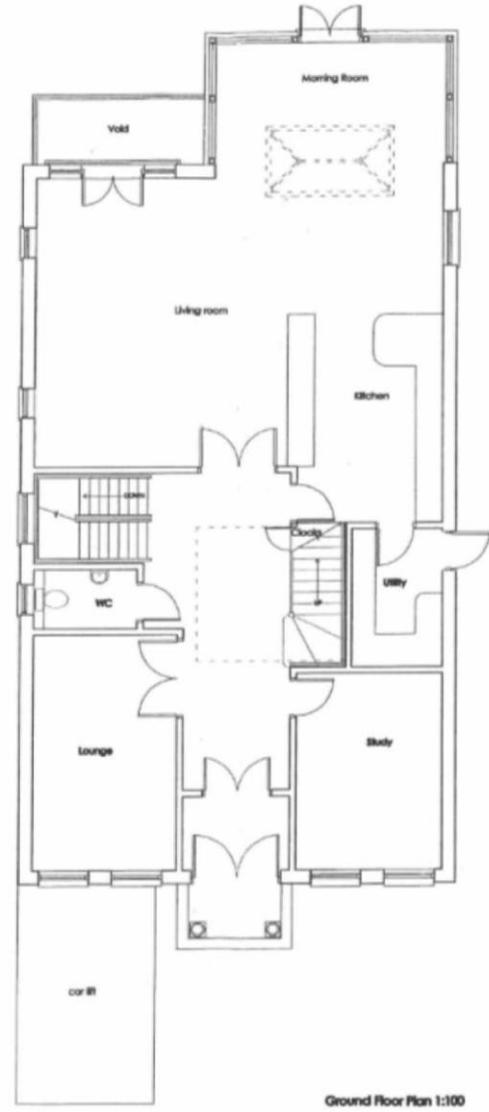
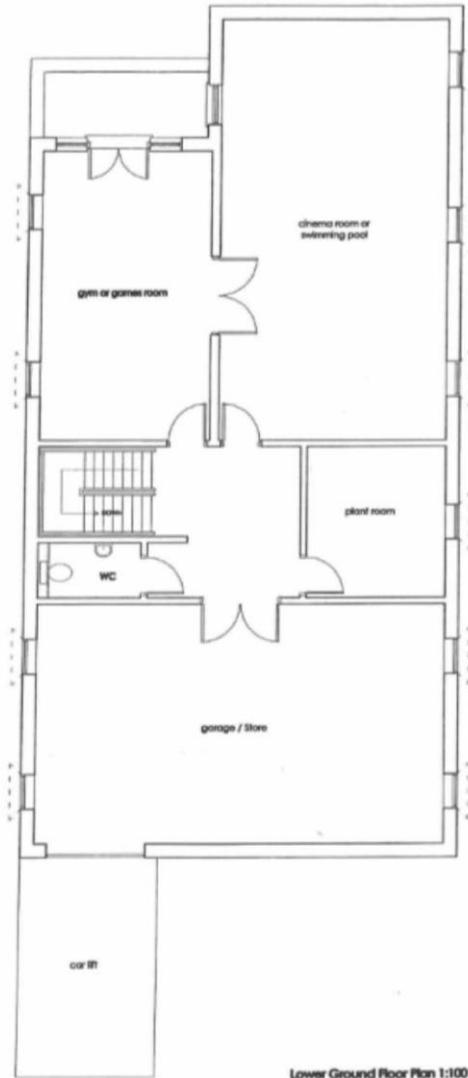
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