



Waggon Road, Hadley Wood, EN4



Waggon Road

A beautifully presented six bedroom Neo Georgian Detached Family residence. This fabulous home has been built to a high standard with an array of luxurious finishings. The layout has been very well designed and has plenty of versatility depending on your requirements. The property also sits within a generous plot which is approaching 0.3 of an acre.

The ground floor accommodation comprises, a spacious reception hall, guest cloakroom, study, lounge and a family room. There is also an open plan super room which consists of a dining area and family seating area. The kitchen has been designed and installed by 'Poggenpohl' with a range of integrated appliances including a Wolff Oven and Microwave oven and plate warming draw and 5 ring Gas hob and Miele Dishwasher. The kitchen adjoins the utility room with integral access to the garage. Bi-folding doors lead from the super room to the rear terrace and south facing rear garden.

To the first floor there are 4 double bedrooms and a 5 piece suite family bathroom which has been finished to a high standard with porcelain tiles and Hans Grohe sanitary ware. The principal suite occupies the east wing of the property with a dual aspect. This boutique principal suite comprises of a large dressing room, ensuite bathroom with an open viewing point from the bath and has luxury finishing inclining white ceramic Hans Grohe Taps. The bedroom also has great views over the garden and a private balcony.

To the second floor there are a further two double bedrooms and another brand-new family shower room. The rooms are currently being used as a games room and a cinema room.

The stunning south facing rear garden of approx. 175ft is mainly laid to lawn with a large patio perfect for entertaining area with steps leading down to the lawn.

Approach: A generous carriage driveway providing ample guest parking for multiple vehicles, There is also a gated side pedestrian access leading to the rear garden of the property.

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.













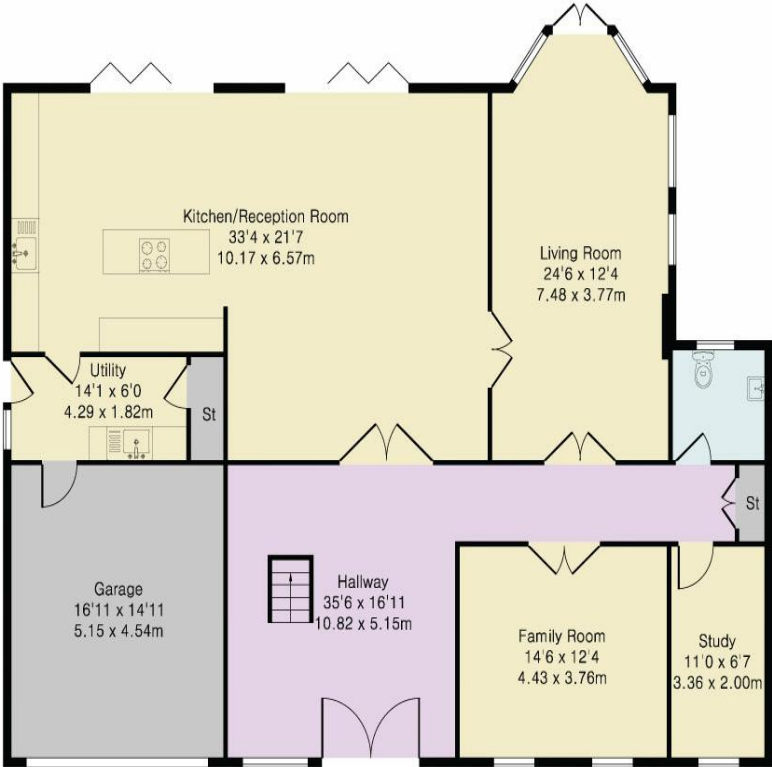




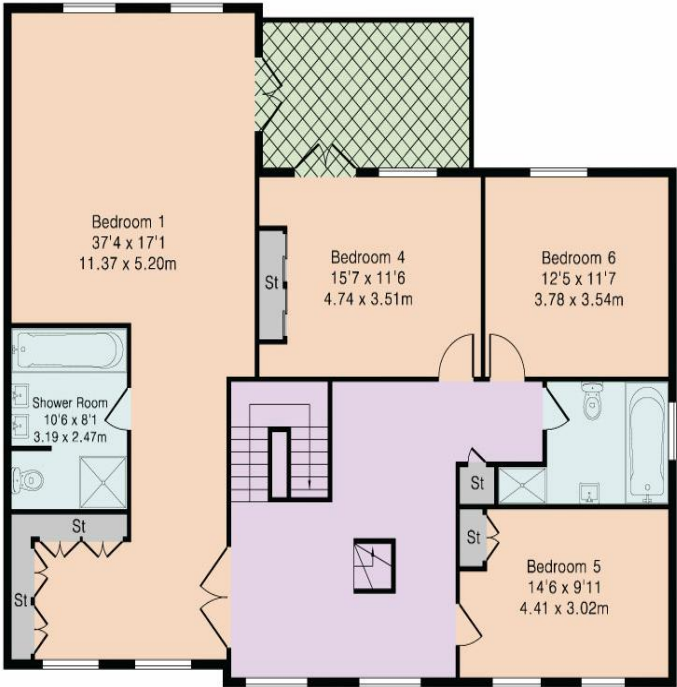
Council Tax: H
Local Authority: Enfield
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

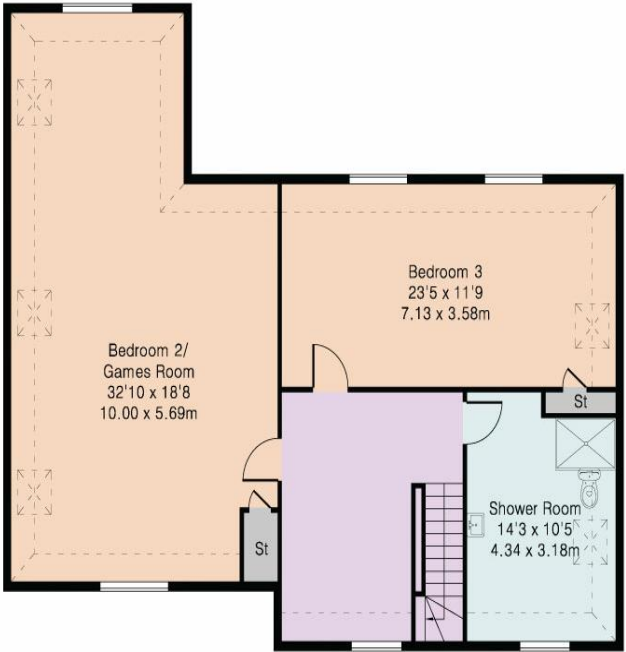
Approximate Gross Internal Area 4591 sq ft – 426 sq m
Ground Floor Area 1945 sq ft – 181 sq m
First Floor Area 1474 sq ft – 137 sq m
Top Floor Area 1172 sq ft – 109 sq m



Ground Floor



First Floor



Top 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.



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