



**Crescent East,  
Hadley Wood, Hertfordshire, EN4**

# Crescent East

The Courtyard, Hadley Wood – 4 Bedrooms | 2 Reception Rooms | 2 Bathrooms | Cloakroom |  
Landscaped Garden | Off-Street Parking

**Overview:** The Courtyard is an elegant and characterful period property offering generous, light-filled accommodation arranged over three floors. Thoughtfully maintained and beautifully presented throughout, the home combines traditional features such as high ceilings, decorative cornicing, and stained-glass windows with the comfort and functionality of contemporary family living.

Crescent East is located within the Hadley Wood conservation area, with easy access to Barnet, Hertfordshire countryside, and excellent transport connections, this home is perfectly suited for those seeking both style and practicality in a peaceful residential setting.

## Accommodation

### *Ground Floor*

**Reception Room (Front):** A spacious and beautifully proportioned room featuring high ceilings, a tall bay window with original stained glass, ornate cornicing, and a decorative fireplace. The large window floods the space with natural light and offers a warm, welcoming atmosphere ideal for formal entertaining or quiet evenings at home.

**Reception Room / Family Space (Rear):** Open-plan in design, this space combines kitchen, dining, and informal seating areas to create a relaxed and versatile family hub. French doors open directly onto the rear garden, creating an effortless indoor-outdoor flow.

**Kitchen:** Fitted with a range of wall and base units, the kitchen offers ample storage and integrated appliances, including a gas hob, double oven, and extractor hood. The layout allows for both functionality and connection to the living space, making it ideal for families and entertaining.

**Guest Cloakroom:** A well-appointed downstairs WC located conveniently off the main hallway.

### *First Floor*

**Principal Bedroom:** Positioned at the rear of the house, this generous double bedroom features fitted wardrobes and a peaceful outlook over the garden.

**Bedroom Two:** Currently used as a formal dining room, this flexible space benefits from a southwest-facing window, which brings in an abundance of natural light. Also includes built-in wardrobes.

**Family Bathroom:** Neutrally styled and well-maintained, this main bathroom serves the first-floor bedrooms with a full suite.

### *Second Floor*

**Bedroom Three:** A comfortable double room with views over the surrounding neighbourhood, ideal for use as a guest bedroom or home office.

**Bedroom Four:** Another well-sized room with access to attic storage ideal for seasonal storage or additional space as needed.

**Second Bathroom:** A convenient second bathroom on the top floor with full suite serving both upper-level bedrooms.

### *Outdoor Space*

**Front Garden & Driveway:** A block-paved driveway provides off-street parking for up to two vehicles. The front garden features low-maintenance planting, hedgerows, and a gated side path leading to the rear.

**Rear Garden:** Designed for relaxation and entertaining, the landscaped rear garden includes a raised patio accessed from the French doors and steps down to a lower-level area with additional seating space. Raised beds are planted with a mix of shrubs and perennials, and timber fencing encloses the space for privacy.

**Location:** Hadley Wood is a highly regarded residential area on the fringe of the Hertfordshire countryside, offering a perfect blend of suburban calm and convenient access to amenities. Just over a mile away, Barnet High Street offers a wide range of shops, including Waitrose, Gail's Bakery, Waterstones, independent cafés, salons and essential services. Local leisure options include Hadley Wood Golf Club, Hadley Wood Tennis Club, and access to nearby parks and woodland. The property is also within easy reach of well-regarded local schools.

**Transport Links:** Nearby rail and underground stations provide regular services into central London. M25 (Junction 24) is just two miles away, providing swift road access around London and beyond.







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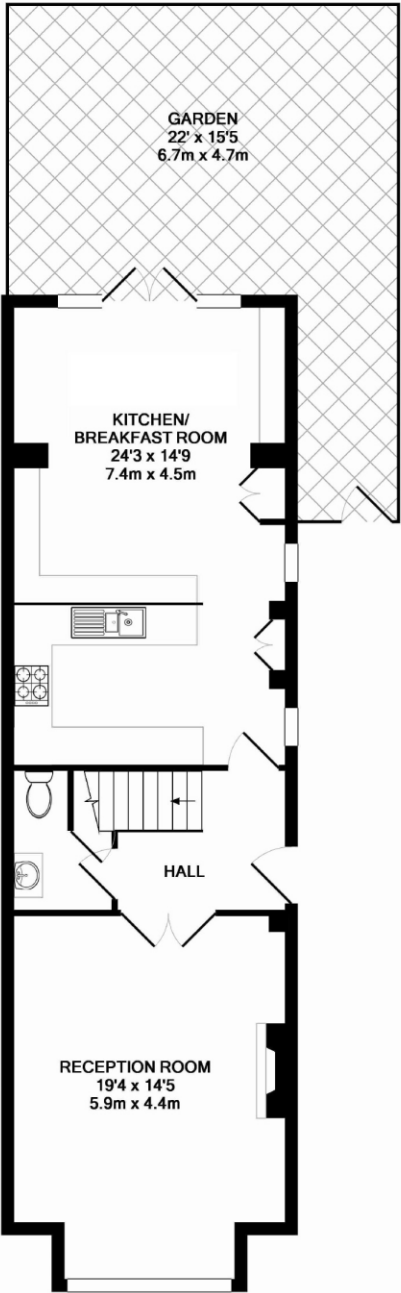








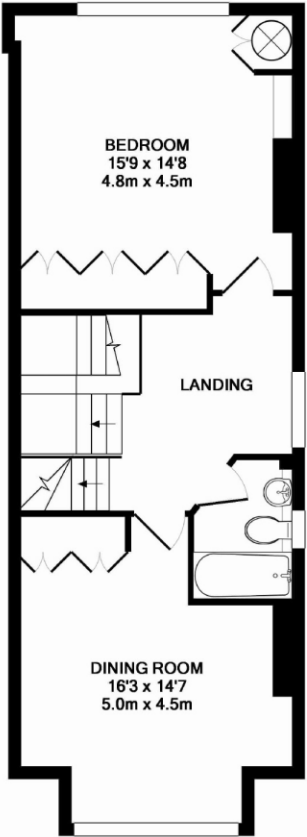
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Tenure: Freehold



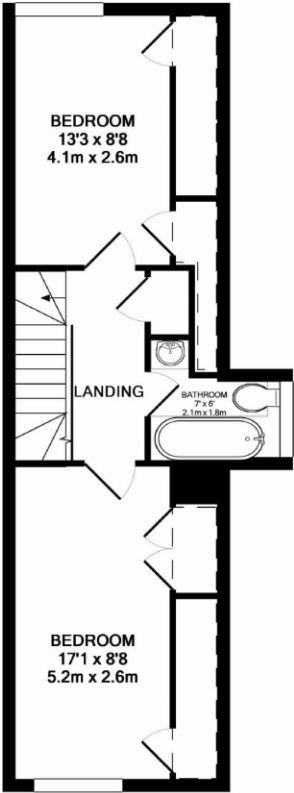
GROUND FLOOR  
APPROX. FLOOR  
AREA 734 SQ.FT.  
(68.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 1796 SQ.FT. (166.8 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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1ST FLOOR  
APPROX. FLOOR  
AREA 601 SQ.FT.  
(55.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 460 SQ.FT.  
(42.8 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		





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