



Lancaster Avenue
Hadley Wood, Herts EN4

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An exceptionally well presented 5 bedroom, 4 bathroom, 2 reception Mock-Tudor semi-detached residence which has been skilfully extended and fully modernised by the current owners to provide spacious and well-proportioned family accommodation.

The ground floor living areas are arranged in a modern open plan configuration featuring porcelain flooring throughout downstairs with underfloor heating and beautiful views and bi-folding doors through to a mature rear garden.

The downstairs accommodation benefits from an entrance hall leading to a bright and generous dual-aspect lounge with fireplaces, a super room incorporating a fitted kitchen which leads into a versatile reception which could be either a large dining area or a family room, separate utility area with a boiler room which in turn leads into the integral garage.

The first floor accommodation comprises four double bedrooms (two bedrooms with modern en-suite facilities) and a separate contemporary family bathroom.

There is a further staircase which leads to the second floor which comprises a generous bedroom 5 with a modern en-suite shower room.

The mature south facing rear garden of approx. 138ft boasts a wide paved patio with pond feature and steps leading up to the garden which is mainly laid to lawn with fenced borders.

A block paved approach driveway leads to the integral single garage and front door with a lawned area with flower and dwarf wall borders to the neighbouring properties. A gated side pedestrian pathway leads to the rear garden.

The property is set on the south side of a tree lined avenue in the heart of Hadley Wood, Hadley Wood's local shops, primary school and mainline station are approximately 0.6 miles away. The M25 is also a short drive away.







OXFORD St









































Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area 2738 sq ft - 255 sq m

Ground Floor Area 1170 sq ft – 109 sq m

First Floor Area 1011 sq ft – 94 sq m

Second Floor Area 484 sq ft – 45 sq m

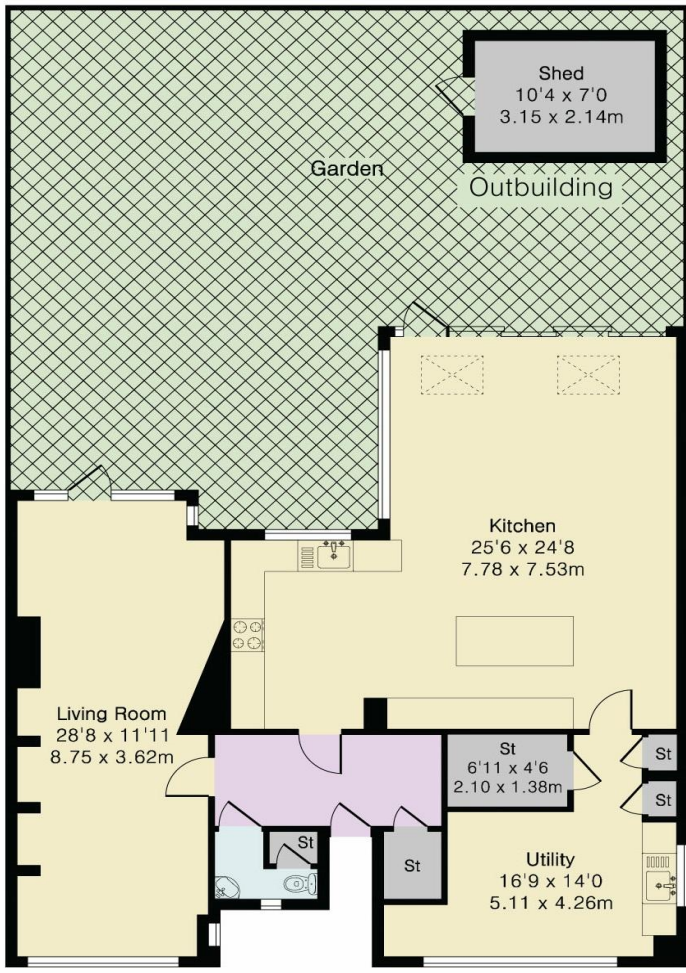
Outbuilding Area 73 sq ft – 7 sq m



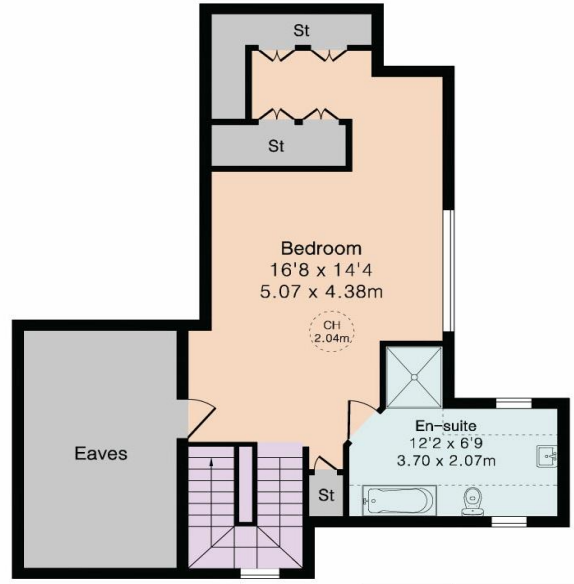
Local Authority: Enfield
Council Tax: G
FREEHOLD



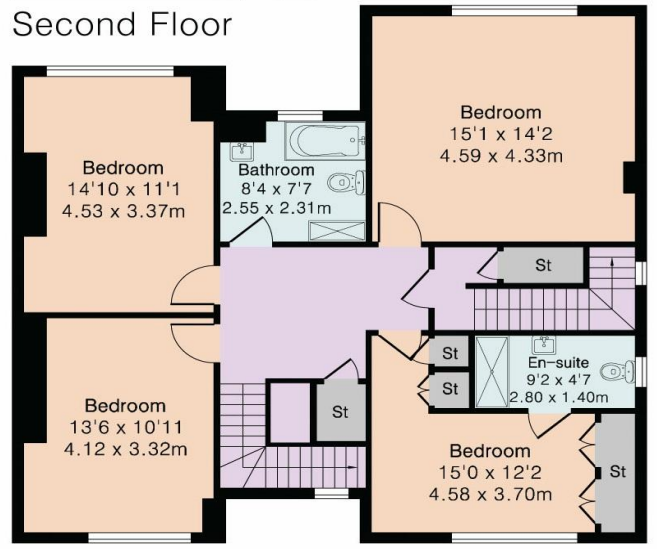
DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold 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.



Ground Floor



Second Floor



First Floor



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