



Kingwell Road
Hadley Wood, EN4



Kingwell Road

Beautifully Presented Five-Bedroom Detached Family Home In The Heart Of Hadley Wood

A beautifully presented five bedroom, four bathroom, three reception detached family home, thoughtfully extended and modernised by the current owners to an exceptional standard throughout.

Ground Floor: Contemporary Design & Comfortable Living

The welcoming entrance hallway provides access to the TV room and leads through to a large open-plan kitchen and dining area, with patio doors opening directly onto the rear garden.

The contemporary fully fitted kitchen features a natural stone breakfast bar, offering lovely views across the garden, and stone-tiled flooring with underfloor heating extends seamlessly through to the morning room and media room. A separate utility room and guest WC, both with underfloor heating, are located off the hallway. The principal reception areas also benefit from an integrated Sonos sound system with custom-installed speakers.

First & Second Floors: Space, Style & Luxury

The first floor comprises five well-proportioned bedrooms, two of which feature en suite shower rooms, along with a stylish modern family bathroom off the landing.

A further staircase leads to the recently converted second floor, now home to a luxurious principal suite with a spacious dressing room and a beautifully appointed en suite bathroom, complete with a Sonos sound system.

Outdoor Space: Private & Well-Designed

The rear garden offers a generous patio area, perfect for outdoor dining and entertaining, leading onto a lawn surrounded by mature shrubs and trees. At the rear is a decked terrace with a garden store, as well as a contemporary garden room with bi-folding doors, underfloor heating, and a WC/shower room, ideal as a gym, office, or guest space.

To the front, a resin-bonded carriage driveway provides ample off-street parking and leads to the main entrance, with side gated access to the rear garden.

Location: Peaceful, Green & Well Connected

Nestled in a quiet, tree-lined cul-de-sac in the heart of Hadley Wood, this home enjoys a tranquil yet convenient setting. Local amenities, boutique shops, and Hadley Wood Mainline Station (regular services to Moorgate in approximately 30 minutes) are all within easy reach. Trent Country Park is close by, offering beautiful open spaces and walking trails, while the M25 is just a short drive away, providing excellent road connectivity.

An Exceptional Family Home In A Prime Hadley Wood Location

This stunning residence combines elegant interiors, generous living space, and beautifully landscaped gardens, creating the perfect home for modern family living in one of North London's most desirable residential areas.



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GARDEN ROOM



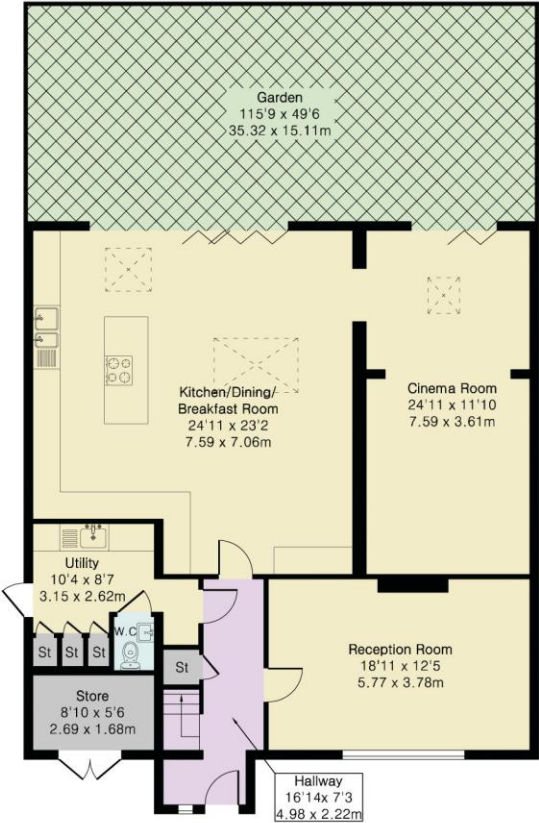
Council Tax: H
Local Authority: Enfield
Tenure: Freehold

Approximate Gross Internal Area 2675 sq ft - 249 sq m
(Excluding Outbuilding)

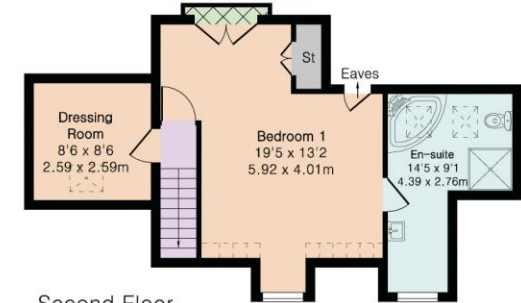
Ground Floor Area 1377 sq ft – 128 sq m
First Floor Area 861 sq ft – 80 sq m
Second Floor Area 437 sq ft – 41 sq m
Outbuilding Area 374 sq ft – 35 sq m



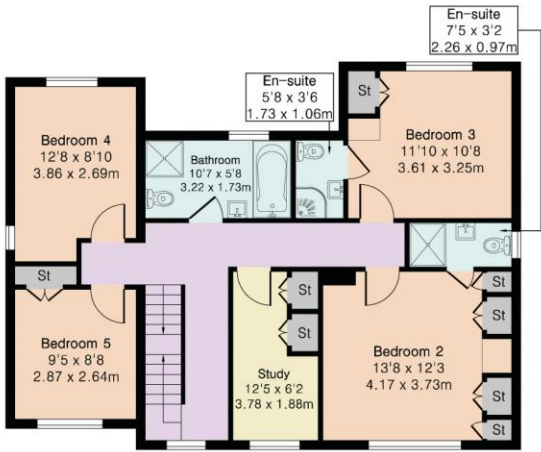
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



Second Floor



First Floor



Outbuilding



PINK PLAN

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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