



Parkgate Crescent
Hadley Wood, EN4 0NW



A well-presented five-bedroom, two bathroom (one en-suite), three reception detached family residence.

This charming home benefits from over 2800 sq. ft of internal space and benefits from a large hallway with guest WC facilities, a spacious lounge with inter-communicating doors to a third reception room/study, a dining room with sliding patio doors to the rear garden, a modern fitted kitchen with skylight windows and a separate utility room which in turn leads to the integral garage.

The first floor boasts a principal bedroom suite complete with modern en-suite bathroom and a dressing room with lovely views over the rear garden, four further bedrooms all on the first floor (one with shower facilities) and a spacious family bathroom.

The mature south-west facing rear garden of 108ft is mainly laid to lawn with a wide tiled patio incorporating a veranda perfect for entertaining, a winding pathway leads to the rear of the garden which has a brick built shed and backing directly onto Hadley Woods.

The property is approached via a block paved carriage driveway providing off street parking for multiple vehicles and leading to the large integral garage, front door to the property and a gated side pedestrian access leading to the rear garden.

Located within walking distance to Hadley Wood mainline station (with a regular service into Moorgate & Kings Cross with a journey time of approx. 30mins) and parade of local shops. Cockfosters underground station (Piccadilly Line) is approx. 3 miles away, as is Junction 24 of the M25. Hadley Wood golf course & tennis club are also within walking distance and schools in the area include Stormont, Lochinver, St Johns Haberdashers Askes for boys & girls, Mill Hill School, Dame Alice Owen, Queenswood & Queen Elizabeth Girls & Boys Schools.






























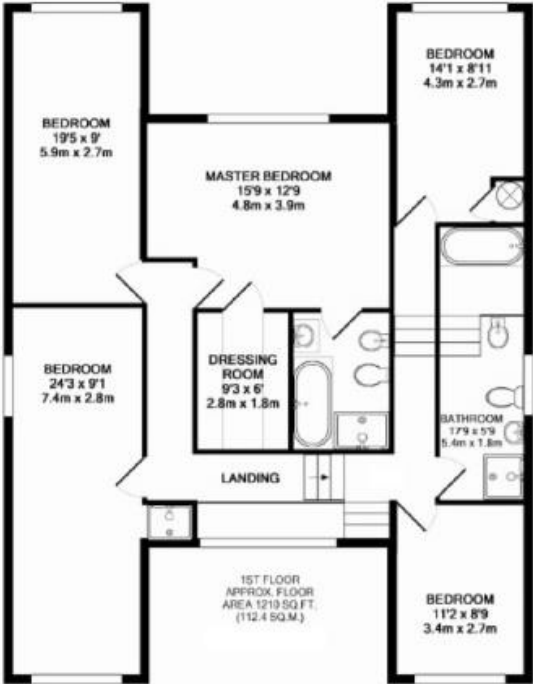
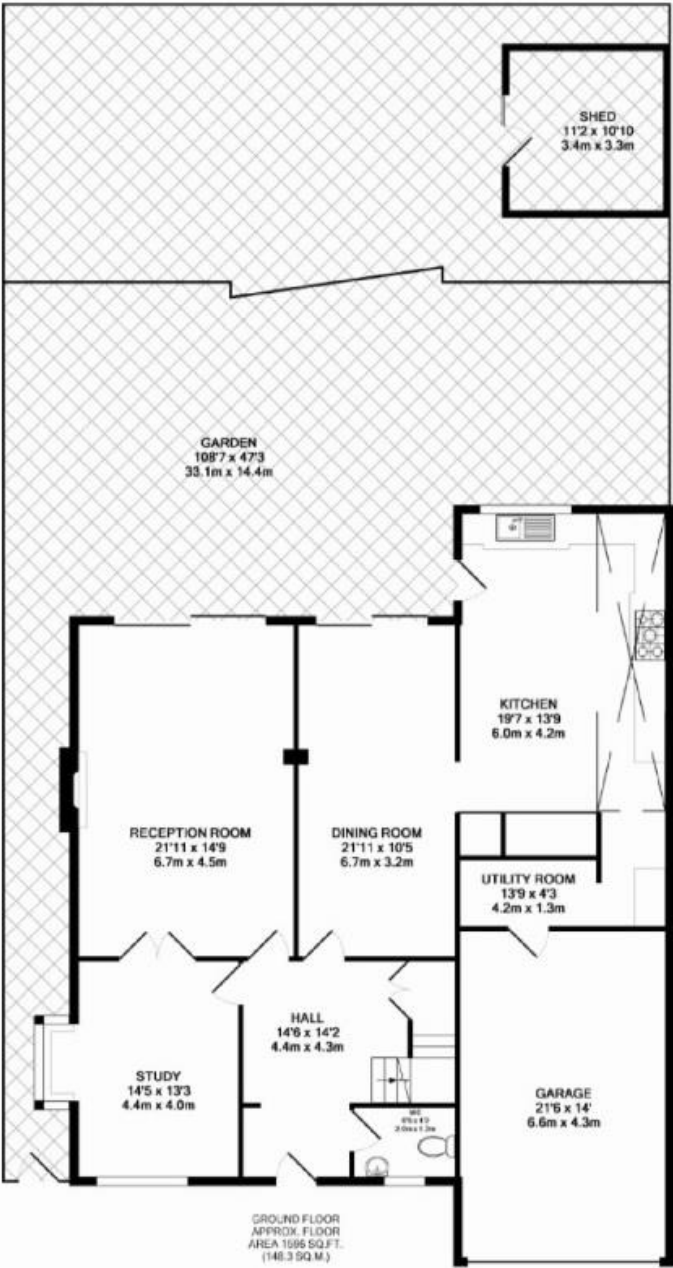






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 2805 SQ.FT. (260.7 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 misstatement. 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.

Made with Metropix ©2015



STATONS
HADLEY WOOD

10 Crescent West, Hadley Wood,
Herts, EN4 OEJ

Tel: 0208 440 9797

Email: hadley@statons.com

STATONS
www.statons.com