



Kingwell Road  
Hadley Wood, EN4



# Kingwell Road

This impressive five-bedroom, four-bathroom detached residence, ideally positioned on one of the most desirable roads in Hadley Wood. Extending to approximately 4,140 sq. ft. of well-planned accommodation, the home offers a superb blend of contemporary design and practical family living arranged across three generous levels.

The ground floor opens with an inviting entrance hallway that leads through to the heart of the home – a striking open-plan kitchen, dining, and family space.

Finished to a high specification and filled with natural light, this area features floor-to-ceiling bi-folding doors opening onto a large rear terrace, creating a seamless connection between indoor and outdoor living. In addition, there are three separate reception rooms including a TV/cinema room, a family room, and a dedicated study, offering excellent flexibility for both entertaining and home working.

The first-floor centres around an impressive principal bedroom suite, complete with a spacious walk-in dressing room and a luxurious en-suite bathroom. Three further well-proportioned bedrooms are located on this level, two of which benefit from their own en-suite facilities, while a stylish family bathroom serves the remaining accommodation.

The second floor provides a versatile fifth bedroom or guest suite with an adjoining shower room and generous eaves storage, making it an ideal space for guests, an au pair or a teenager's retreat.

Externally, the property is approached via a wide driveway providing off-street parking for multiple vehicles. To the rear, the beautifully landscaped garden offers a private setting with a large porcelain-tiled terrace and a well-maintained lawn, ideal for outdoor dining and entertaining.

Situated within easy reach of the amenities of Hadley Wood, the property also benefits from excellent transport connections via Hadley Wood railway station, which provides regular services to Moorgate in approximately 30 minutes. The area is particularly popular with families due to its proximity to well-regarded schooling, including Hadley Wood Primary School.

For leisure and recreation, residents can enjoy the nearby Hadley Wood Golf Club, one of North London's most established golf clubs, while the open green spaces and walking trails of Trent Country Park are also close by. The M25 motorway is just a short drive away, providing convenient road access to the wider motorway network.



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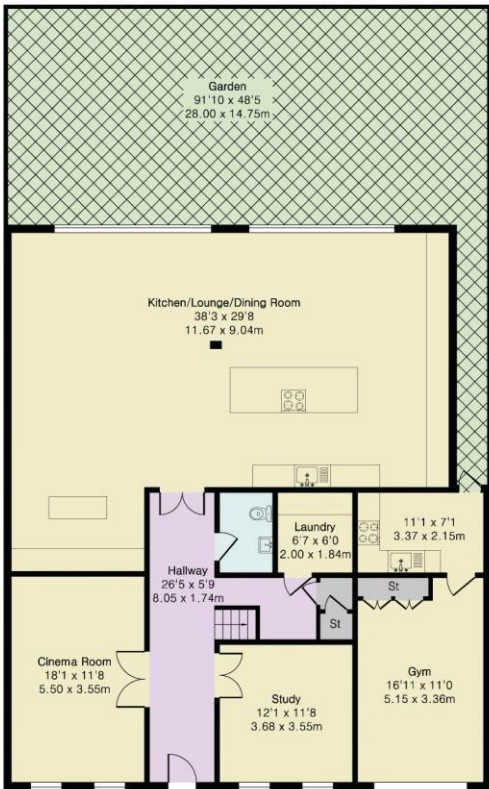
**Council Tax: H**  
**Local Authority: Enfield**  
**Tenure: Freehold**

**Approximate Gross Internal Area 4140 sq ft - 384 sq m**

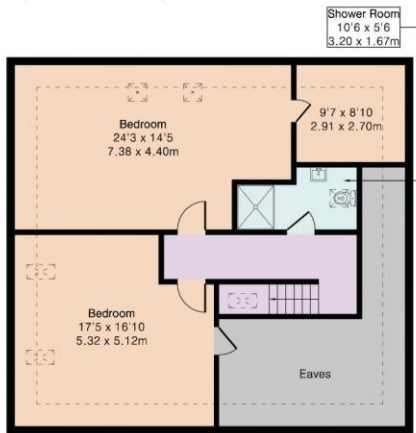
Ground Floor Area 1919 sq ft – 178 sq m

First Floor Area 1360 sq ft – 126 sq m

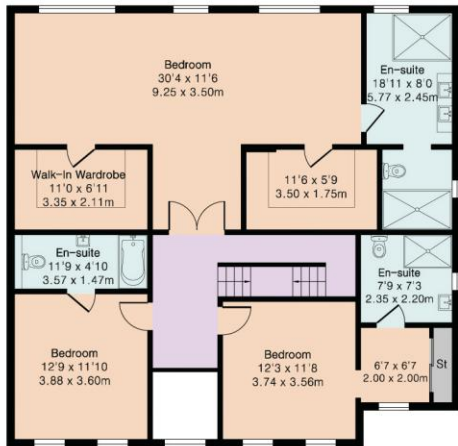
Top Floor Area 861 sq ft – 80 sq m



Ground Floor



Top Floor



First Floor

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



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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