

Courtleigh Avenue, Hadley Wood, EN4 0HS







## Courtleigh Avenue

A beautifully presented six bedroom detached family home in the heart of Hadley Wood.

The ground floor accommodation boasts an entrance hallway leading to a large sitting room at the front of the house and a super kitchen family room spanning the length of the back of the house. There is also a separate playroom off of the kitchen and a guest cloakroom located off the entrance hall.

The first floor accommodation benefits from a generous master bedroom with walk in dressing room and contemporary en-suite bathroom, bedroom two has an en suite shower room and there are two further bedrooms and a modern family bathroom.

The second floor accommodation comprises of two further double bedrooms which share a Jack and Jill shower room as well as plenty of eave storage that spans the whole way round the second floor.

The family home is completed with a mainly laid to lawn garden with a small patio area.

**Location:** Set in the heart of Hadley Wood within close proximity to Hadley Wood Primary School, local shops and mainline station. The M25 is a short drive away.











































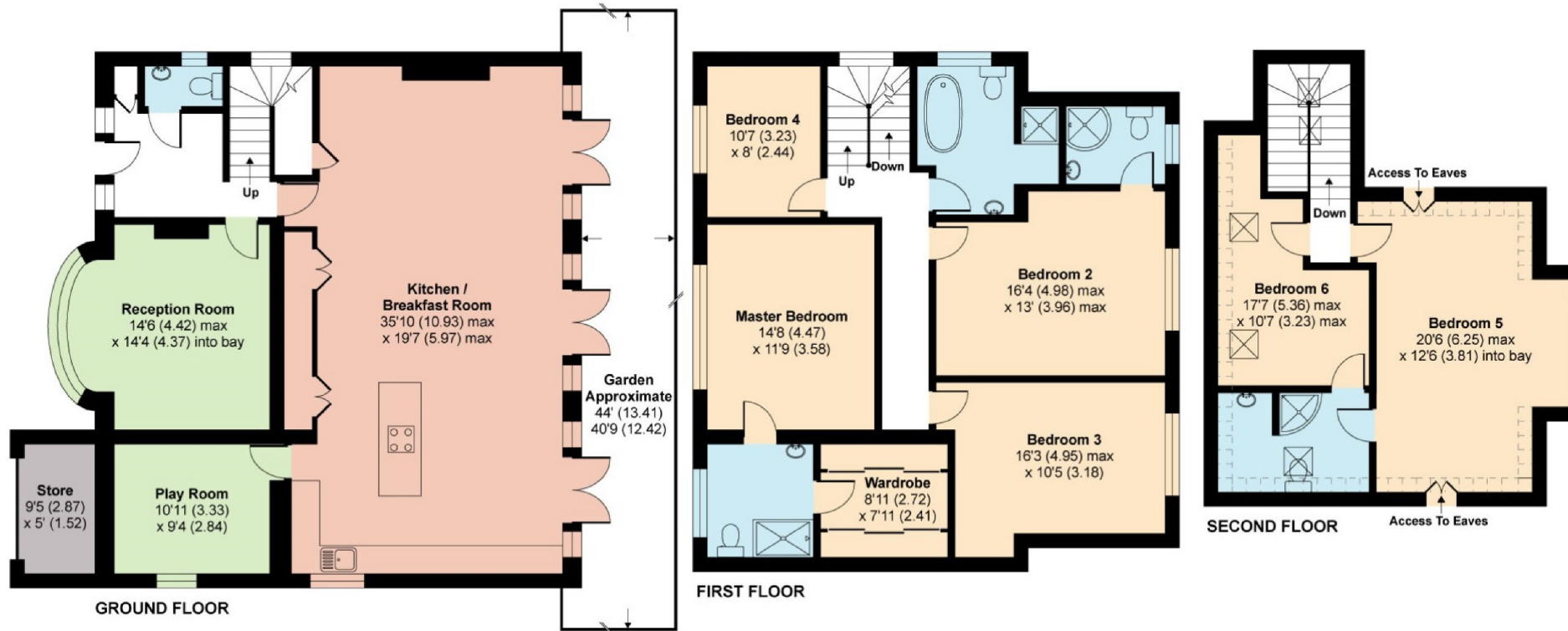




# Courtleigh Avenue, Barnet, EN4

APPROX. GROSS INTERNAL FLOOR AREA 2715 SQ FT 252.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)  
STORE APPROX. GROSS INTERNAL FLOOR AREA 45 SQ FT 4.1 SQ METRES

Denotes restricted  
head height



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



# STATONS

www.statons.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax - H  
Local Authority – Enfield

**STATONS**  
**HADLEY WOOD**

10 CRESCENT WEST  
HADLEY WOOD  
HERTS  
EN4 0EJ

0208 440 9797  
[hadley@statons.com](mailto:hadley@statons.com)

