

Kingwell Road
Hadley Wood, Hertfordshire, EN4 0HZ
£807 Per week

STATONS

Tel: 0208 441 9796
Email: lettings@statons.com
Bedrooms 4 | Bathrooms 2 | Receptions 2





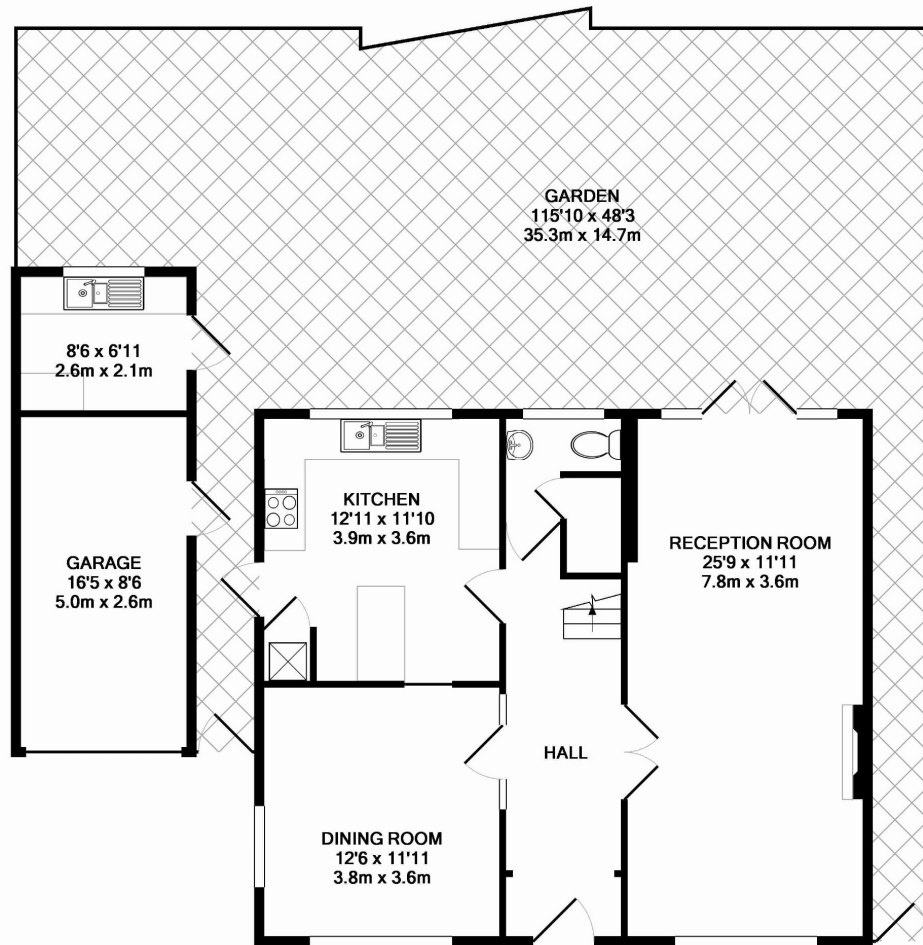
41 Kingwell Road
Hadley Wood, Hertfordshire
EN4 0HZ



AVAILABLE IMMEDIATELY. A double fronted detached family home, standing behind a carriage drive frontage, in a popular tree lined cul-de-sac. The accommodation benefits on the ground floor from two receptions, a large dual aspect living room and dining room, with separate kitchen overlooking a lovely south facing garden with patio and detached garage.

Location:- Situated within walking distance to Hadley Wood mainline station (with a regular service into Moorgate & Kings Cross with a journey time of approx. 30 mins) 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, and Hadley Wood Primary School are also within walking distance. Other 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.



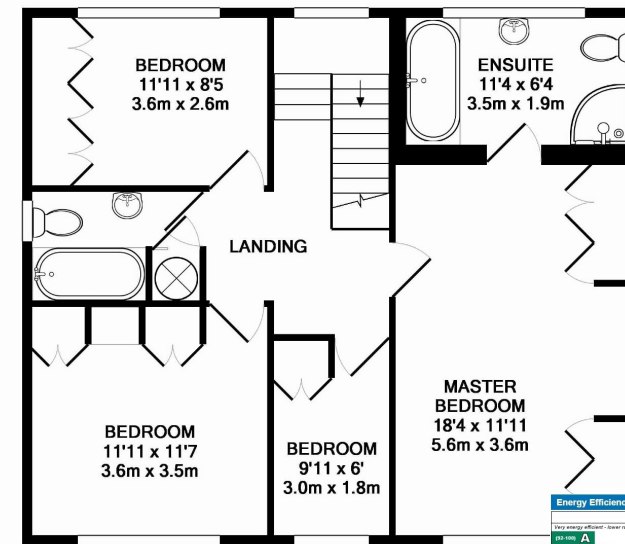


GROUND FLOOR
APPROX. FLOOR
AREA 950 SQ.FT.
(88.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 1694 SQ.FT. (157.3 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 mis-statement. 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
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1ST FLOOR
APPROX. FLOOR
AREA 744 SQ.FT.
(69.1 SQ.M.)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
82	82	82	81	81	81
<small>Not energy efficient - lower rating costs</small> <small>EU Directive 2002/91/EC</small>			<small>Not environmentally friendly - lower CO₂ emissions</small> <small>EU Directive 2002/91/EC</small>		
England & Wales			England & Wales		

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.

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NEW HOMES SHOWCASE

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HADLEY WOOD

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TOTTERIDGE

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