

Parkgate Avenue
Hadley Wood, Hertfordshire, EN4 0NR
£957 Per week Freehold

STATONS

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Bedrooms 6 | Bathrooms 4 | Receptions 4





58 Parkgate Avenue
Hadley Wood, Hertfordshire
EN4 0NR



A very well presented six bedroom, four bathroom, four receptions Mock Tudor detached family home of just over 3,600 sq ft.

The downstairs accommodation benefits from a deep entrance hallway with doors leading to a dual aspect open-plan living room and dining room which in turn leads through to a modern kitchen breakfast room featuring lovely views over the rear patio and garden. A combined utility room and storage area along with a generous integral garage and downstairs guest w.c are also accessible from the entrance hallway.

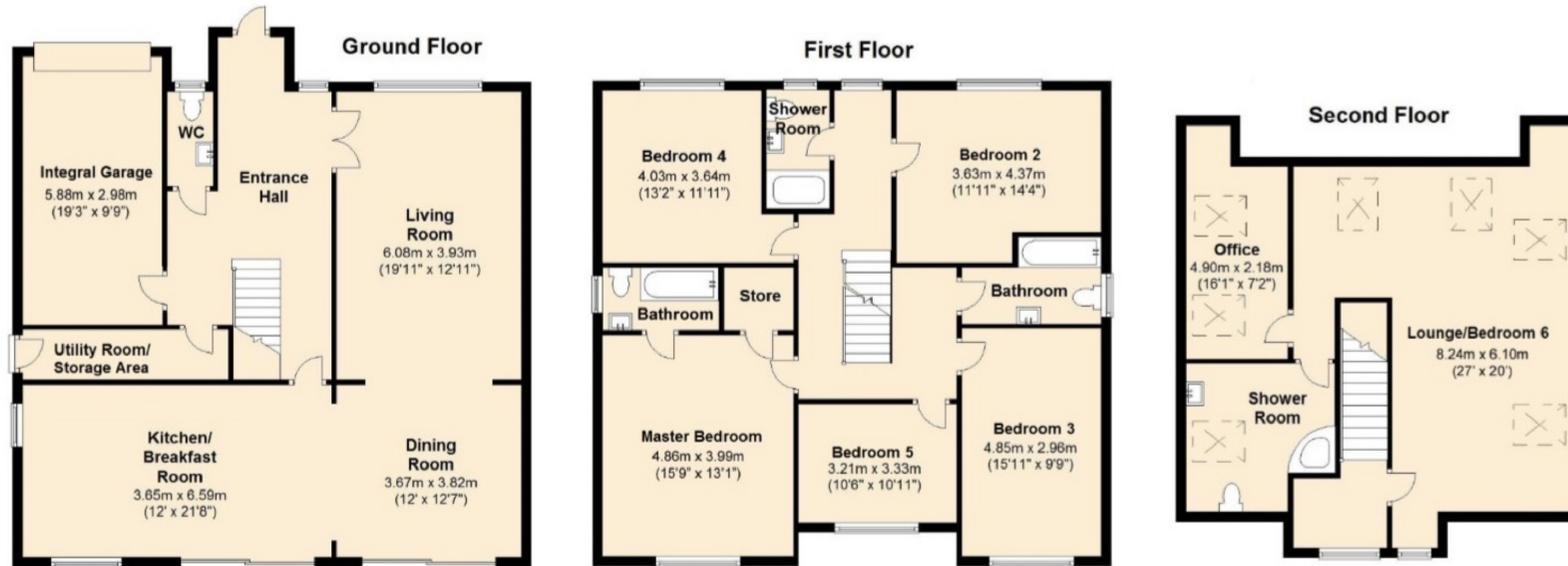
The first floor comprises a master bedroom with a contemporary en-suite bathroom and a storage room. Four further double bedrooms complement the first floor along with a modern family bathroom and a family shower room. A modern LED lit staircase rises to the versatile second floor of this spacious home which currently consists of a cinema room/ lounge, an office and a large shower room. This could be adapted to a families needs if one requires additional bedrooms or even a self-contained apartment for guests or family.

The private rear garden is ideal for outdoor entertaining and offers a wide patio for dining along with a hot tub area. The remaining garden is mainly laid to lawn with fenced borders and a variety of shrubs and plants.

Approach:- The property is approached via a sweeping block paved driveway providing ample parking for numerous vehicles which in turn leads to the integral garage, side pedestrian access and an ornate entrance and front door.

Location:- The property is located on a quiet tree lined avenue of Hadley Wood and is within walking distance of Hadley Wood mainline station, Hadley Wood primary school, local shops, golf course and tennis club. The M25 is also just a short drive away.





Total build area from architects plan: approx. 337.0 sq. metres (3627 sq. feet)
For illustration purposes only - not to scale



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
79	83		74	78	

Best energy efficient - lower running costs
 Not energy efficient - higher running costs
 EU Directive 2002/91/EC
 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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