

Hadley Close
WD6 3LB
Asking price £1,175,000 Freehold

STATONS

Tel: 01923 604321
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Bedrooms 5 | Bathrooms 3 | Receptions 2





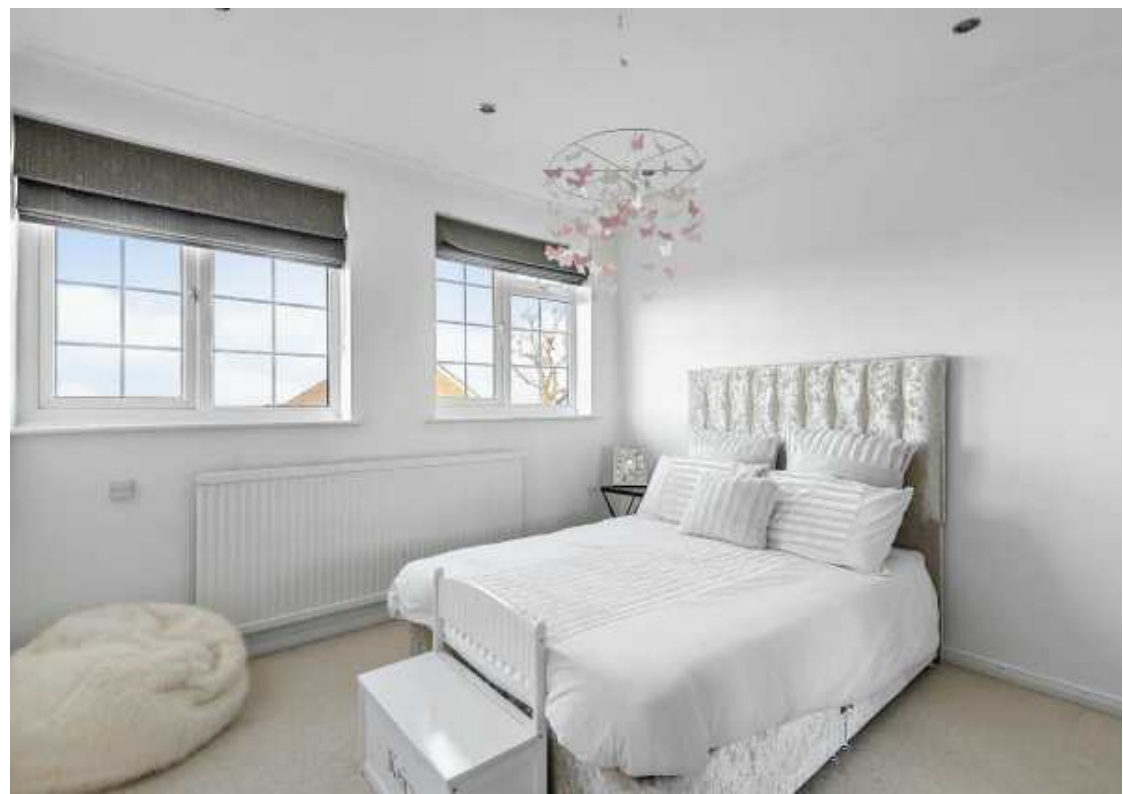
9 Hadley Close

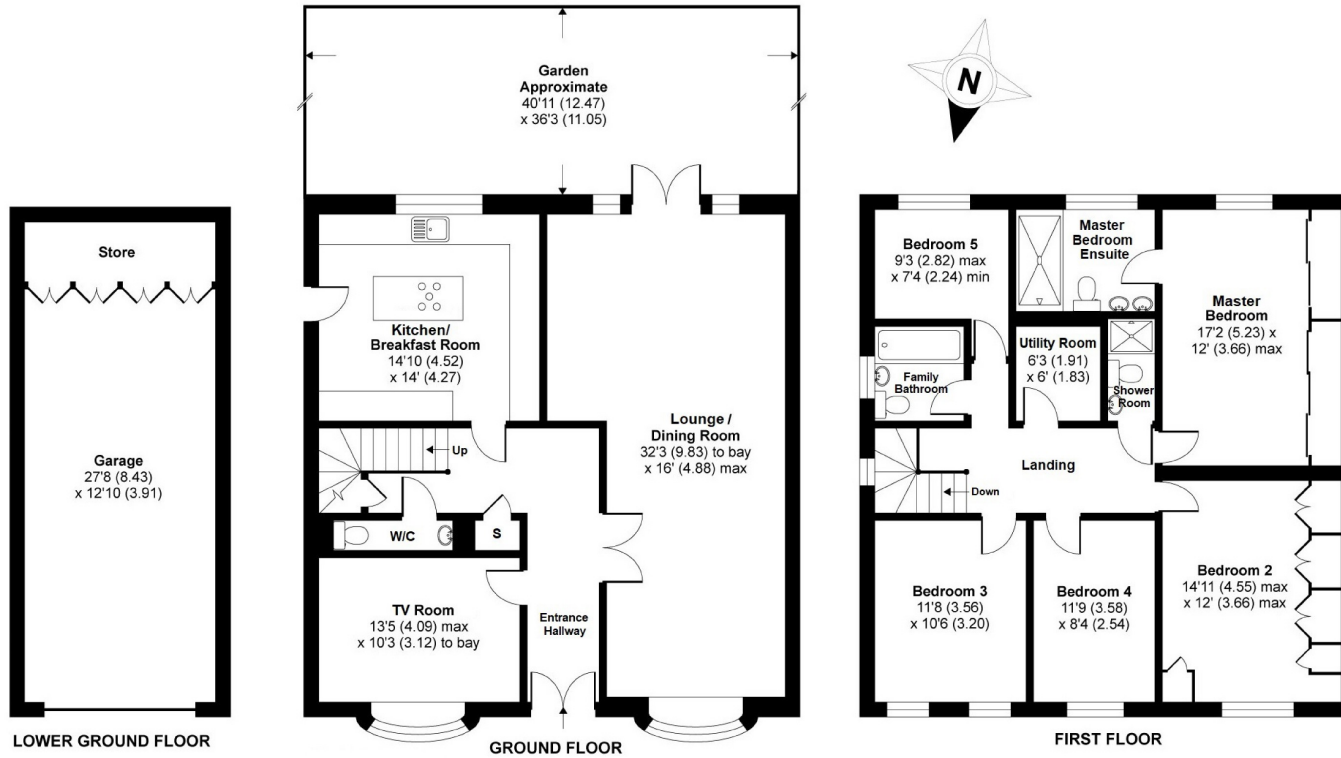
WD6 3LB



A beautifully maintained and well-presented 5 bedroom, 3 bathroom detached family home in a most sought-after cul-d-sac in this popular location in the heart of Elstree. The double fronted detached house benefits from fabulous living space and well proportioned bedrooms. Accessed via steps, the entrance hall leads to a reception room and a dining room, a separate play room, a large fully fitted kitchen and a guest cloakroom. The first floor accommodation comprises a master bedroom with en suite shower room, 4 further bedrooms, a family bathroom, a shower room and a utility room. Externally is a well presented two tiered garden with a large patio area perfect for Barbeques, an integrated garage on the lower ground floor which is currently being used for storage.

Elstree has a mainline Thameslink with fast service to St Pancras International via West Hampstead. The nearest tube stations are located at Edgware (Northern line) and Stanmore (Jubilee line). The M1 and M25 are also a short drive away, connecting to the national motorway network and airports. Private charter planes and helicopter services can be arranged from Elstree Aerodrome and Luton Private Airport. The area has a number of highly regarded independent schools which include Haberdasher's Aske's, Aldenham School, Radlett Prep & Edge Grove, as well as The Purcell School for musicians and several faith schools. For leisure facilities, there are numerous golf courses, riding facilities and sports clubs.





Hadley Close, Elstree, WD6

APPROX. GROSS INTERNAL FLOOR AREA 2485 SQ FT 230.8 SQ METRES (INCLUDES GARAGE)

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.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
100-90%	A		100-90%	A	
80-90%	B		80-90%	B	
60-80%	C		60-80%	C	
40-60%	D		40-60%	D	
20-40%	E		20-40%	E	
10-20%	F		10-20%	F	
0-10%	G		0-10%	G	
No energy efficient - higher rating costs England & Wales			No environmentally friendly - higher CO ₂ emissions England & Wales		

Current Energy Rating: **82** (Potential: 64)
 Current Environmental Rating: **80** (Potential: 58)



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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