



Courtleigh Avenue
Hadley Wood, Hertfordshire, EN4





Courtleigh Avenue

A beautifully presented four-bedroom detached family home with a garage, situated in the heart of Hadley Wood.

The ground floor features a stunning open-plan bespoke Häcker kitchen, living and dining space, fitted with premium Siemens integrated appliances and air conditioning. This impressive room enjoys views over the garden, with French doors opening directly onto the patio.

Off the kitchen, a well-appointed utility room provides direct access to the garage. There is also a further reception room, ideal as a playroom or home office, which leads through to an additional television room, offering flexible and versatile living space. Completing this floor is a stylish guest WC, positioned off the grand entrance hallway.

The first floor offers a large principal suite with a walk-in wardrobe, a stunning ensuite featuring both a bath and a walk-in shower, and air conditioning. The principal bedroom also benefits from fitted wardrobes and a dressing table. There are a further three generously sized bedrooms, all with fitted wardrobes and air conditioning, as well as a modern family bathroom.

The rear of the property features a large patio area for alfresco dining, extending onto a spacious laid-to-lawn garden with well-planted borders. To the front, the property offers a carriage driveway providing ample off-street parking.

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



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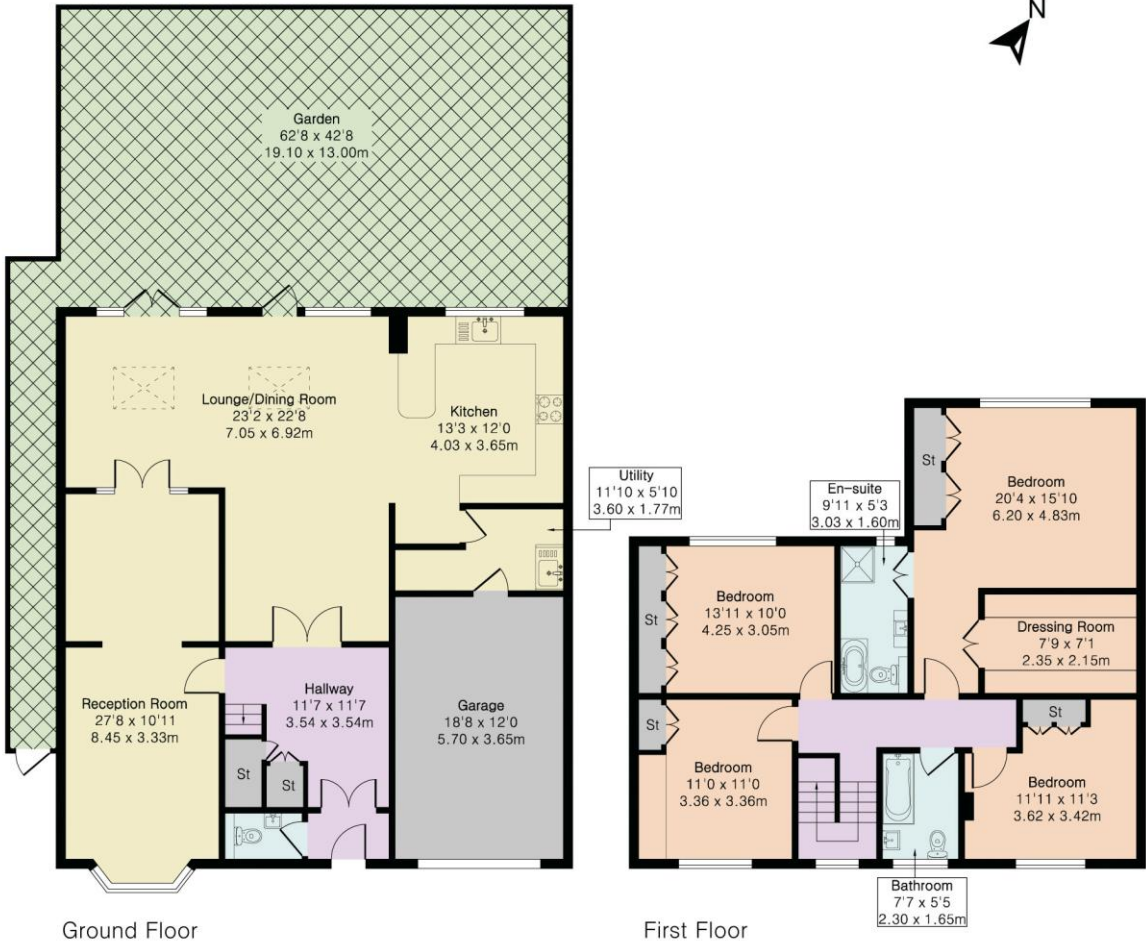
Council Tax: G
 Local Authority: Enfield
 Tenure: Freehold

**Approximate Gross Internal Area 2325 sq ft - 216 sq m
 (Including Garage)**

Ground Floor Area 1379 sq ft – 128 sq m

First Floor Area 946 sq ft – 88 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 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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