

Parkgate Avenue  
Hadley Wood, Hertfordshire, EN4 0NR  
£3,461 Per week Freehold

**STATONS**

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Bedrooms 6 | Bathrooms 7 | Receptions 5





62 Parkgate Avenue  
Hadley Wood, Hertfordshire  
EN4 0NR



A fantastic opportunity to acquire this fabulous six bedroom, seven bathroom contemporary family home sitting on an impressive plot of approximately 3/4 of an acre. The property offers well planned and proportioned accommodation arranged over three floors and is situated in the heart of Hadley Wood.

As you enter to find an impressive reception hallway, a 'super room' incorporating a contemporary kitchen breakfast/dining room leading into a family room plus a separate prep kitchen and utility plus access to the garage which has a shower room. To complete this floor there is a cinema room and a guest cloakroom.

To the first floor there are four well proportioned bedrooms all of which have en-suites and dressing rooms. The master bedroom has a lovely view overlooking the garden and is super sized measuring 31'4 x 24'10.

A further staircase from the first floor landing leads to the second floor where you will find bedrooms five and six both of which have en-suites and dressing rooms, a winter sitting area with feature window overlooking the garden, a music room and a summer sitting area to the front.

The stunning and secluded garden is approximately 303 feet with a paved terrace, perfect for entertaining and truly needs to be seen to be appreciated. There is a mature selection of trees and flowers along with a lawn and a path to a woodland at the end of the garden. To the rear of the garden there is a gym and a treatment room.

Location:- Situated in this highly regarded avenue in the heart of Hadley Wood within easy reach of local shops, primary school and mainline station. The M25 is a short drive away.



## Parkgate Avenue, Barnet, EN4

APPROX. GROSS INTERNAL FLOOR AREA 6097 SQ FT 566.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & VOIDS)  
 OUTBUILDING APPROX. GROSS INTERNAL FLOOR AREA 620 SQ FT 57.6 SQ METRES  
 GARAGE APPROX. GROSS INTERNAL FLOOR AREA 234 SQ FT 21.7 SQ METRES



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 <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
74	78		66	70	

Energy Efficiency Rating: A (74-78), B (69-73), C (64-68), D (59-63), E (54-58), F (49-53), G (44-48).  
 Environmental Impact (CO<sub>2</sub>) Rating: A (61-65), B (66-70), C (71-75), D (76-80), E (81-85), F (86-90), G (91-95).



## Features Include

### 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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