

Lancaster Avenue

Hadley Wood

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2b Lancaster Avenue Hadley Wood, Herts, EN4 0EX

A beautifully presented three double bedroom detached family home set on one of Hadley Wood's sought after tree lined avenues.

The ground floor has a welcoming entrance hall, a dual aspect L shaped lounge/ dining room, separate TV room/study and a large kitchen diner which has a bespoke oak fitted kitchen with a range of appliances and granite worktops. To complete the ground floor there is also a guest WC.

To the first floor there are two double bedrooms, both with an excellent range of fitted wardrobes, and a beautifully appointed family bathroom. The master bedroom is dual aspect and is a fabulous proportion with an excellent range of fitted wardrobes and a beautiful en suite bathroom.

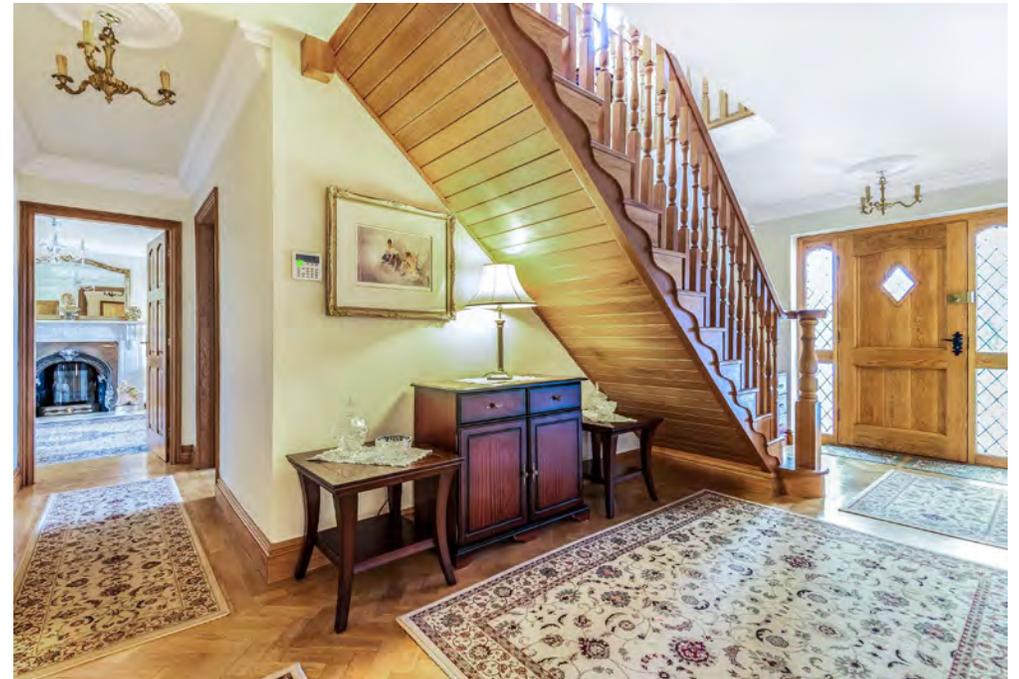
The rear garden is approx. 62' wide and has had a lazy lawn installed so is low maintenance.

To the side of the property there is a garden room which can be used as a studio and an office.

To the front of the property there is a sweeping carriage driveway which is block paved and provides parking for numerous vehicles and also leads to a double garage with access to the garden.

The property also has some other additional features including an air source heat pump and solar panels.

Location: -Situated in the heart of Hadley Wood's conservation area within easy reach of local shops, Hadley Wood primary school and main line station. Hadley Wood golf and tennis club are close at hand and the M25 is a short drive away.

















Lancaster Avenue, Barnet, EN4

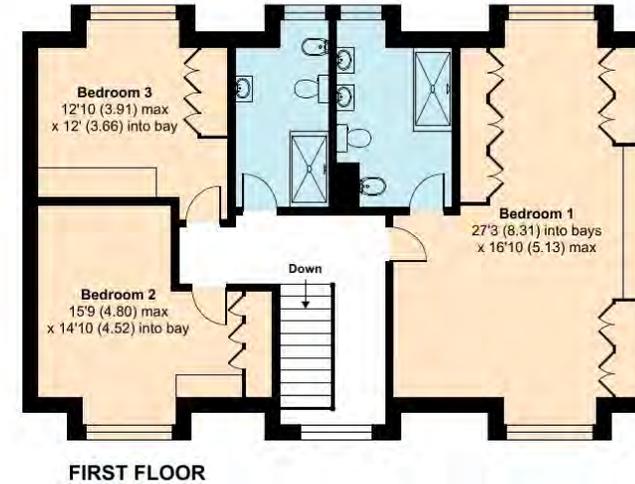
Approximate Area = 2250 sq ft / 209 sq m

Garage = 326 sq ft / 30.2 sq m

Outbuilding = 198 sq ft / 18.3 sq m

Total = 2774 sq ft / 257.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2021. Produced for Statons. REF: 804057

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	87
England & Wales		
	EU Directive 2002/91/EC	

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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