

Greenbrook Avenue

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Hadley Wood



13a Greenbrook Avenue Hadley Wood

This five bedroom detached family home is positioned in a quiet residential turning in the heart of Hadley Wood and offers well proportioned accommodation which is arranged over three floors.

Upon entering the property, the hallway leads to a large family living room with direct access to the dining room and a further reception room to the front aspect with a feature bay window.

There is also a fully fitted kitchen/ breakfast room with double doors leading to the rear garden to complete the ground there is a guest wc and integral access to the garage.

To the first floor there four 4 bedrooms, with three large doubles having the benefit of built in wardrobes and two bedrooms have a jack and Jill shower room.

There is also a five piece family bathroom to service the other bedrooms and a further separate wc with a wash basin.

To the second floor has a large principal suite with ensuite bathroom and a walk in wardrobe.

The rear garden is approximately 90ft in length and has a patio with stairs leading to the main lawn with has mature shrubs to the borders.

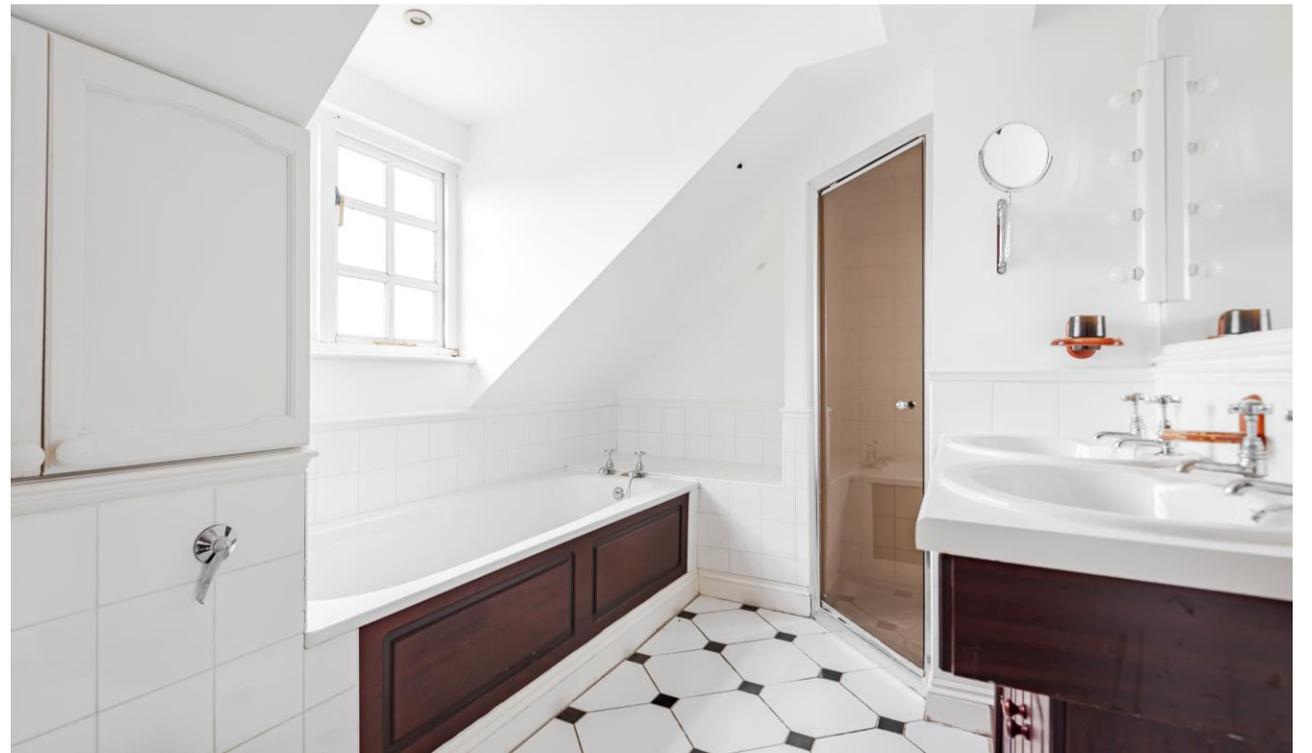
To the front there is a landscaped garden with a sweeping drive allowing parking for several vehicles and direct access to the garage







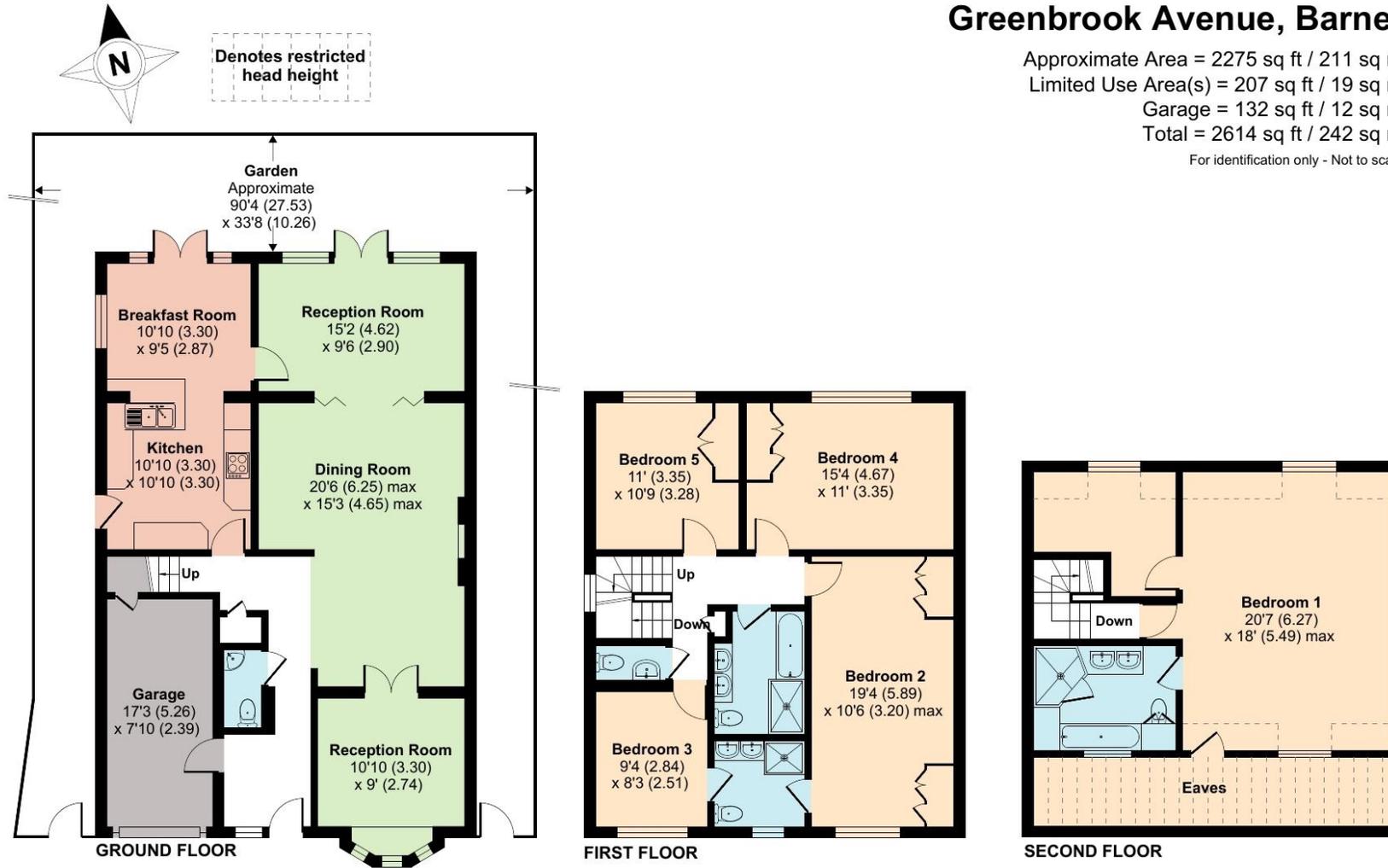




Greenbrook Avenue, Barnet

Approximate Area = 2275 sq ft / 211 sq m
 Limited Use Area(s) = 207 sq ft / 19 sq m
 Garage = 132 sq ft / 12 sq m
 Total = 2614 sq ft / 242 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). ©nichecom 2022. Produced for Statons. REF: 819257

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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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STATONS HADLEY WOOD

10 CRESCENT WEST
HADLEY WOOD
HERTS
EN4 0EJ
020 8440 9797
hadley@statons.com

