

Cockfosters Road, Hadley Wood, EN4 0HJ



# Cockfosters Road

This 4-bedroom detached home is set behind a carriage gated driveway. The property has a unique modern design with plenty of architectural features. The open plan layout offers flexibility and is very versatile.

The ground floor comprises of a kitchen diner and a further 3 receptions areas. To the left-hand side of the property there are two double bedrooms along with a bathroom and also a separate showroom. To complete the ground floor there is also a utility room which is accessed from the kitchen.

The first floor is access via a floating staircase. the large galleried landing leads to two bedrooms including the primary suite which has its own en-suite and a large dressing room. There is also the added benefit of a further 4-piece suite bathroom and a separate Sauna room off the landing.

The rear garden is mainly laid to lawn with a west aspect and has trees plants and shrubs to the borders.

The carriage driveway provides parking for several vehicles and leads to a single garage.

Location: Within reach of both Hadley Wood mainline station (which offers a regular service into Moorgate with a journey time of approximately 30 minutes), Cockfosters underground station (Piccadilly Line) and junction 24 of the M25, which provides a link to all major motorways and airports. Education is well catered for in the area, as is recreational facilities which include the Golf Club and the Tennis Club.















Pro Racing Bike

**BODY**  
SINCE 1983











Approximate Gross Internal Area 2913 sq ft – 271 sq m

Ground Floor Area 1622 sq ft – 151 sq m

First Floor Area 1154 sq ft – 107 sq m

Garage Area 137 sq ft – 13 sq m



# STATONS

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax - H  
Local Authority – Enfield

STATONS  
HADLEY WOOD

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