

Willow Oak Cockfosters Road

STATONS
www.statons.com

Hadley Wood



Willow Oak

399 Cockfosters Road, Hadley Wood, Herts, EN4 0JS

Willow Oak is a substantial and beautifully maintained 5 bedroom family home set on a generous west facing plot of approx. Half an acre with indoor swimming pool and leisure complex.

The ground floor of this spectacular home consists of a generous entrance hall, a lounge, formal dining room, TV room, kitchen/breakfast room, utility room and study. The property also has the benefit of very large indoor swimming pool and leisure complex with a walk way linked to the house. On the first floor is the master bedroom with five piece en-suite, the remaining four bedrooms three of which have en-suites and a family shower room.

To the rear is a magnificent mature garden with a patio and stocked with an array of beautiful shrubs, plants and trees. To the front there is a deep, gated driveway with parking for multiple cars along with a double garage.

Location:- Willow Oak is located within reach of both Hadley Wood mainline station (which offers a regular service into Moorgate), 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.

For more properties for sale in Hadley Wood please call our Estate Agents in Hadley Wood 0208 440 9797 .







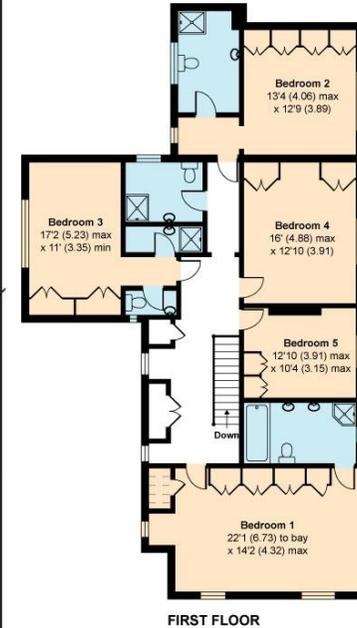
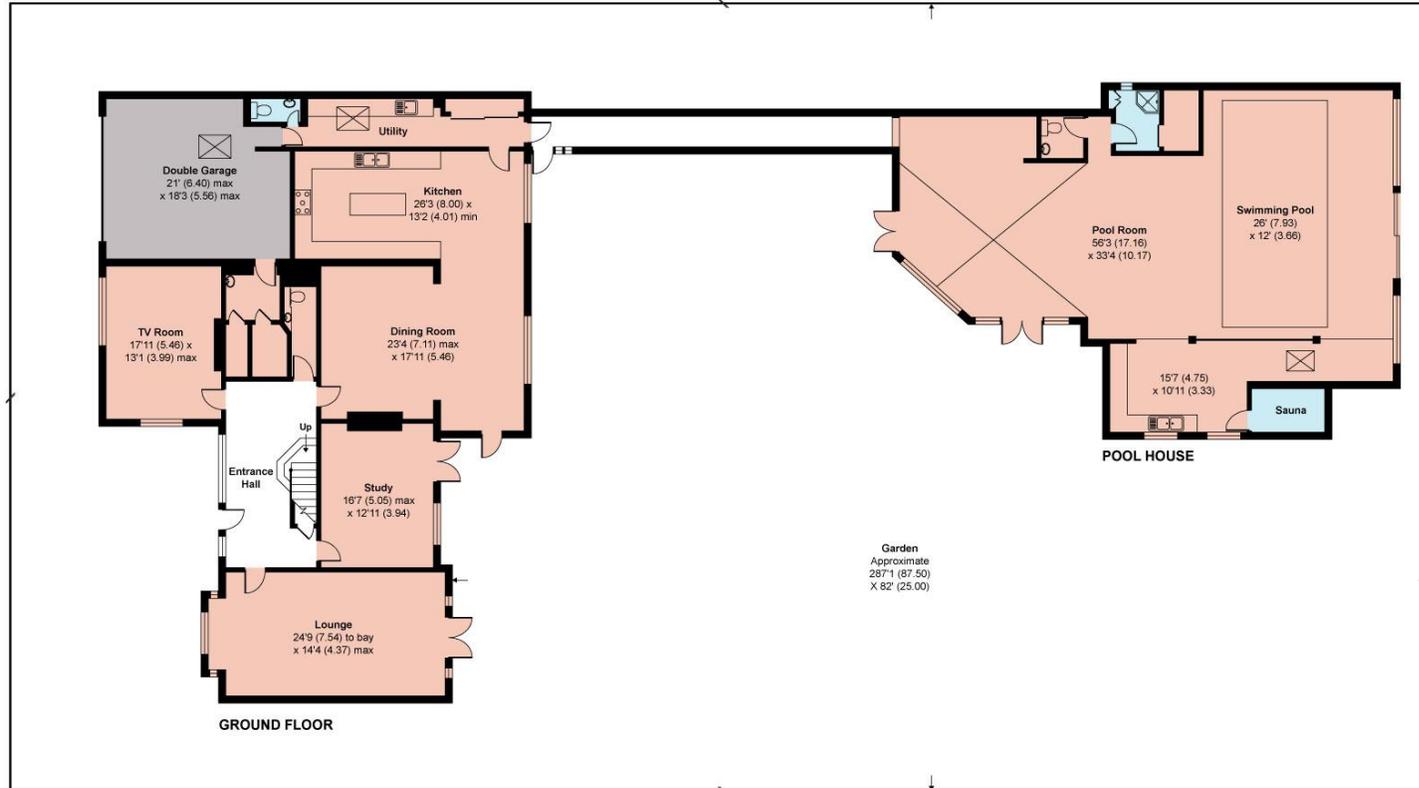




Cockfosters Road, Hadley Wood, EN4

APPROX. GROSS INTERNAL FLOOR AREA 4258 SQ FT 395.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)
 POOL HOUSE APPROX. GROSS INTERNAL FLOOR AREA 1896 SQ FT 176.1 SQ METRES

Denotes restricted head height



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.

Copyright nichecom.co.uk 2018 Produced for Statons REF : 276463

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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.





STATONS

www.statons.com

STATONS HADLEY WOOD

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

