



Musgrave Close
Hadley Wood, EN4





Musgrave Close

A very well-presented detached family home which is situated in a quiet enclave of Hadley Wood. The house comprises of four bedrooms, two bathrooms, two reception rooms large kitchen/diner and garage.

The ground floor accommodation comprises of a large bright entrance hallway where you can see right through to the garden, spacious lounge, and conservatory. The kitchen is a handmade bespoke shaker style with natural stone counter tops. Along with a utility room which is accessed off the garage. The guest w.c. located off the entrance hallway.

The first-floor accommodation benefits from four bedrooms, two bathrooms. The principal suite benefits from a range of built in wardrobes and an en suite bathroom. The modern family bathroom consists of a three-piece suite. Additionally of the first floor there is access to a roof terrace that overlooks the garden.

The private landscaped rear garden features a patio area ideal for entertaining which leads to the mature garden beyond and car port to the side. Approach: The property is accessed via a carriage driveway providing off street parking for several vehicles which in turn leads to the integral double garage. There is an area laid to lawn at the front with various shrubs and plants to the borders. A gated side pedestrian pathway provides direct access to the rear garden. There is also a carport to the side of the home that will hold two cars.

Location: Musgrave Close is located on the south side of Beech Hill and located directly off Beech Hill Avenue close to Hadley Wood mainline station and local shopping amenities. Cockfosters underground station (Piccadilly Line) is also within easy reach as is the M25. Education is well catered for in the area, as are recreational facilities which include Hadley Wood Golf Club and Tennis Club.

















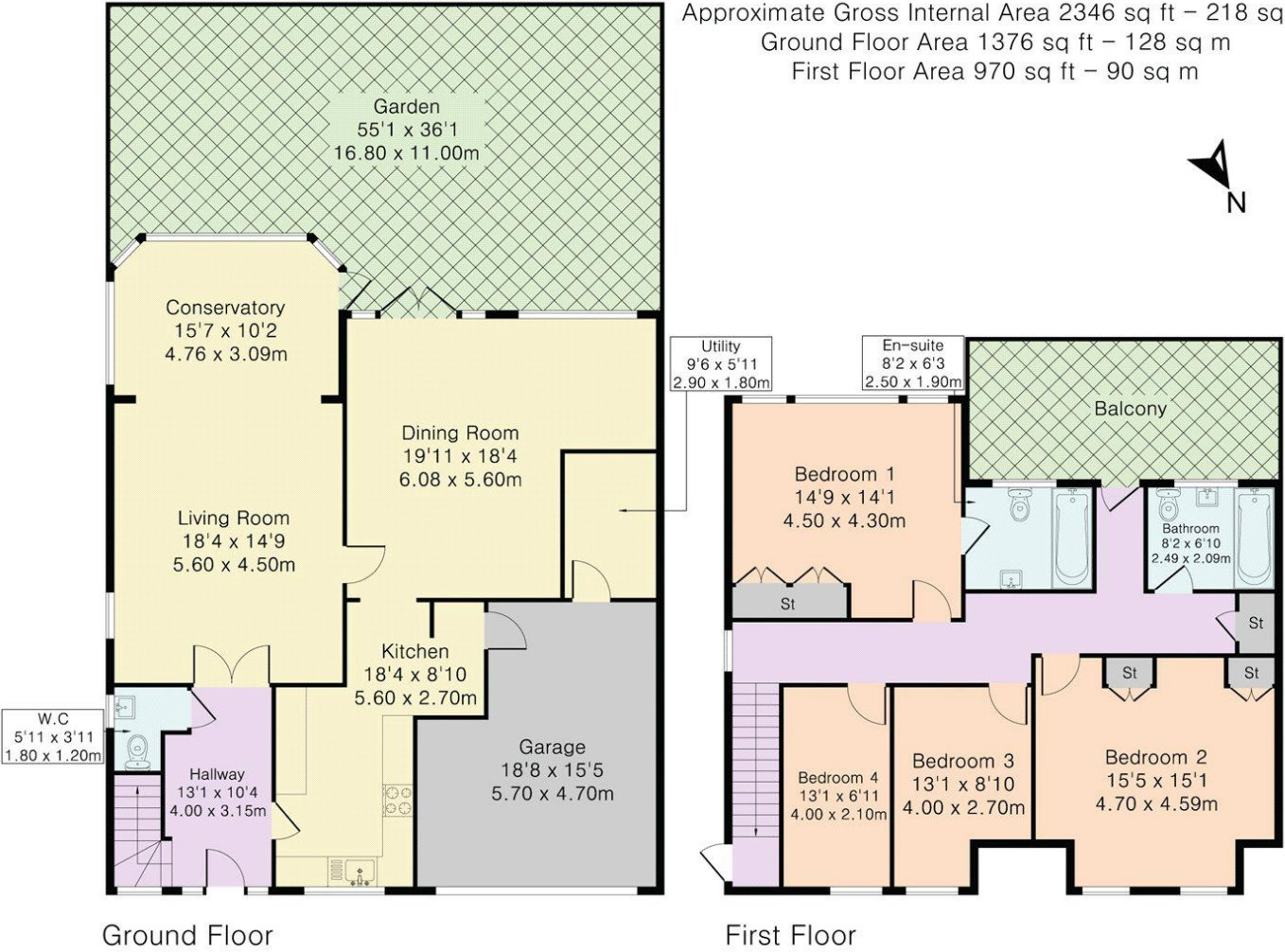




Council Tax: G
Local Authority: Enfield
Tenure: Freehold



Approximate Gross Internal Area 2346 sq ft – 218 sq m
 Ground Floor Area 1376 sq ft – 128 sq m
 First Floor Area 970 sq ft – 90 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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