



Warner Close
Hadley Wood, Hertfordshire, EN4 0HE



Warner Close

A beautifully presented six bedroom detached residence set in a private gated close of just 4 homes.

This fabulous home has a contemporary finish and has been skilfully remodelled and extended to provide a well-proportioned family home arranged over three floors.

Many fine features include Air conditioning to principle rooms, French polishing to doors and staircase, control 4 home automation system, CCTV and underfloor heating to the ground floor.

The ground floor has an impressive entrance hall leading to all reception rooms including a dual aspect lounge, family room, a bespoke contemporary fitted kitchen/dining room with Miele appliances, plus utility room and guest cloakroom.

The first floor has a galleried landing leading to the principle bedroom suite with dressing room and en suite bathroom. There are two further bedrooms (two en suite), and one further bedroom which has been converted into an office and the steam room which has incorporated shower and completes the accommodation on this floor.

The second floor provides bedroom two which has a walk in dressing room and bedroom five along with 2 useful storage areas. There is also a bathroom with bath and shower.

The secluded and stunning south facing garden is newly landscaped, with a newly laid lawn and features a wide entertaining patio.

Approached via electrically operated security gates gives access to a private close. Block paved driveway with guest parking for several vehicles with an electric charging unit. This leads to a detached garage and front door, lawn area, flower and shrub beds.

Situated in the private gated close of just 4 homes within easy reach of Hadley Wood's local shops, primary school and mainline station. The M25 is a short drive away.

Council Tax - H

Local Authority - Enfield










































Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Approximate Gross Internal Area 4081 sq ft – 379 sq m
 Ground Floor Area 1501 sq ft – 139 sq m
 First Floor Area 1308 sq ft – 121 sq m
 Second Floor Area 818 sq ft – 76 sq m
 Garage Area 344 sq ft – 32 sq m
 Outbuilding Area 108 sq ft – 10 sq m





STATONS
HADLEY WOOD

10 Crescent West, Hadley Wood, EN4 0EJ

Tel: 020 8440 9797

Email: hadley.office@statons.com

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www.statons.com