



Crescent West
Hadley Wood, EN4

Crescent West

Positioned within the heart of Hadley Wood's prestigious Conservation Area, this distinguished five-bedroom detached residence occupies a magnificent plot approaching 0.3 of an acre, with an impressive 76 ft wide sweeping carriage driveway creating an exceptional sense of arrival from the moment you approach.

Offering approximately 3,047 sq. ft. of well-proportioned accommodation, this is a home of genuine scale, where generous reception spaces, established gardens and outstanding future potential combine to create a rare opportunity in one of North London's most sought-after addresses.

Stepping through the front door, a grand reception hall provides an elegant welcome and immediately establishes the home's generous proportions. The principal living room offers a refined setting for entertaining, while a separate family room enjoys a peaceful outlook across the rear garden and flows naturally into the formal dining room, creating a seamless arrangement for both everyday family life and larger occasions.

The kitchen is positioned at the heart of the home and connects directly to an exceptional quadruple garage with a substantial workshop beyond, offering remarkable versatility for collectors, hobbyists or those seeking future conversion opportunities, subject to the necessary planning consents. A guest cloakroom and excellent built-in storage complete the ground floor.

The first floor has been thoughtfully arranged around five generously sized bedrooms, each enjoying pleasant outlooks over the surrounding greenery. The principal suite benefits from an en-suite bathroom, while a spacious family bathroom and separate WC comfortably serve the remaining bedrooms. The gardens are a particular highlight. A broad terrace extends across the rear of the house, providing an idyllic setting for summer entertaining before gently stepping down to an expansive lawn framed by beautifully established borders filled with mature trees, shrubs and seasonal planting. Beyond the garden, uninterrupted views across adjoining fields create a rare sense of openness and tranquillity, giving the feeling of country living whilst remaining moments from the village.

To the front, the sweeping carriage driveway provides extensive parking for numerous vehicles and is beautifully softened by a landscaped central lawn. A single garage sits to one side of the property, complemented by the substantial four-car garage to the other, further enhancing the home's impressive practicality.

Perhaps most exciting is the opportunity the property presents for the future. Its generous plot, substantial footprint and enviable setting provide significant scope for enlargement and remodelling, subject to the relevant planning permissions, allowing a purchaser to create an exceptional long-term family home tailored to their own vision.

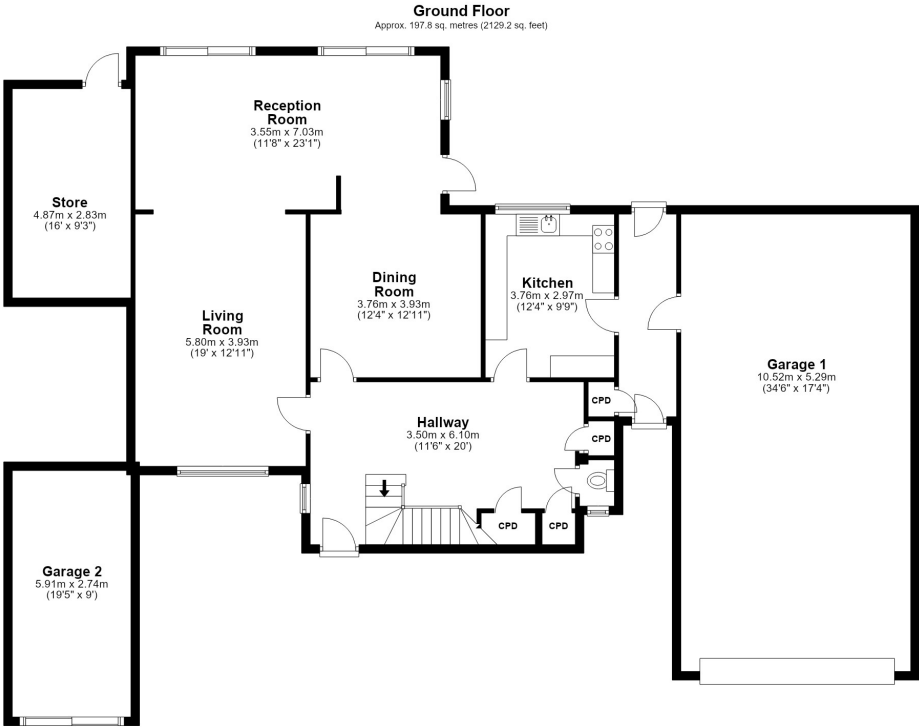
Location: Hadley Wood remains one of North London's most desirable residential enclaves, celebrated for its leafy surroundings, village atmosphere and excellent connectivity. The property is within easy walking distance of Hadley Wood's local shops, highly regarded primary school and mainline station, with direct services into Moorgate and King's Cross. The renowned Hadley Wood Golf Club and Tennis Club are nearby, while the M25 offers convenient access to the wider motorway network and beyond.



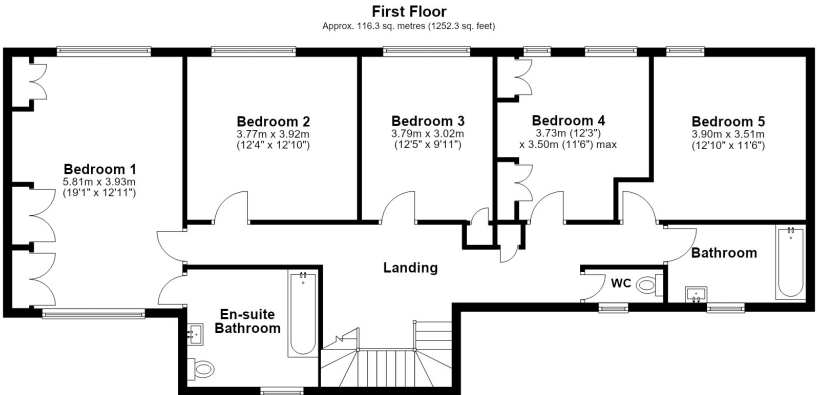




Council Tax: H
Local Authority: Enfield
Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant.
Plan produced using PlanUp.

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.

