



Duchy Road
Hadley Wood, EN4



Duchy Road

A Desirable Semi-Detached 4-Bedroom Family Residence in the Sought-After Location of Hadley Wood

You are welcomed into the property via a bright and generous entrance hall, which leads to all the reception rooms.

The large through lounge features a dual-fuel log-burning fireplace and French doors opening onto the patio and picturesque gardens. There is also a spacious formal dining room and a well-equipped kitchen that leads through to a utility room with dual internal access to both the garage and the patio. Completing the ground floor is a guest cloakroom.

On the first floor, the property boasts a large principal bedroom with a range of bespoke fitted wardrobes and an en-suite bathroom with dual sinks. There are a further three double bedrooms, a family bathroom, and a separate WC.

The rear of the property offers an impressive 150ft garden, completely secluded, mainly laid to lawn, with a patio area, an ideal space for alfresco dining and entertaining.

At the front, the property benefits from ample off-street parking and a large green area, creating a beautifully presented front garden.

This property also benefits from planning permission for a single-storey kitchen-garden room extension. Plans are available upon request.

Located close to local amenities, Hadley Wood Station offers easy access to central London, while Hadley Wood Primary School is within walking distance. The property is also conveniently situated near Hadley Wood Golf and Tennis Clubs, with the M25 just a short drive away.



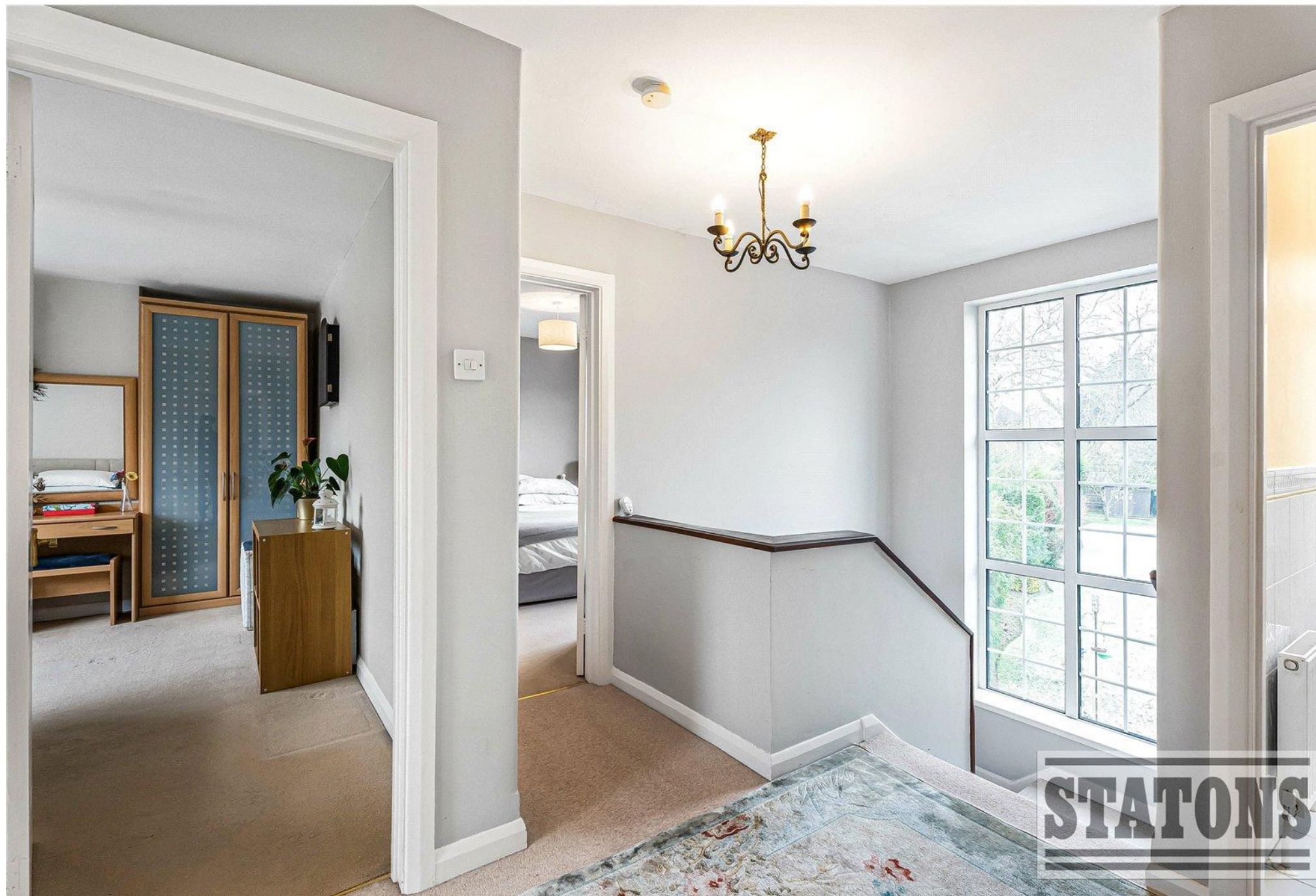


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Council Tax: G
Local Authority: Enfield
Tenure: Freehold

Approximate Gross Internal Area 1886 sq ft - 175 sq m
(Including Garage)

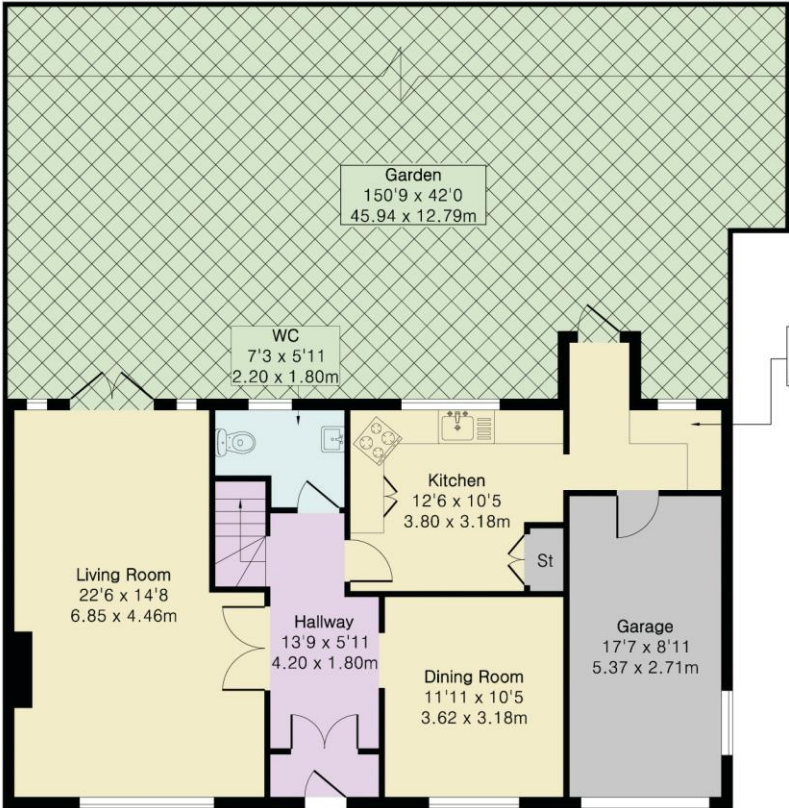
Ground Floor Area 950 sq ft – 88 sq m
First Floor Area 936 sq ft – 87 sq m



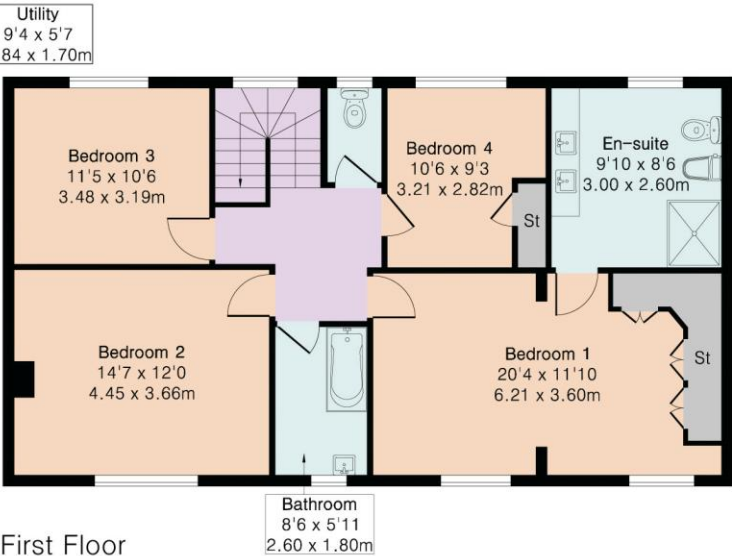
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

70 C

79 C



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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