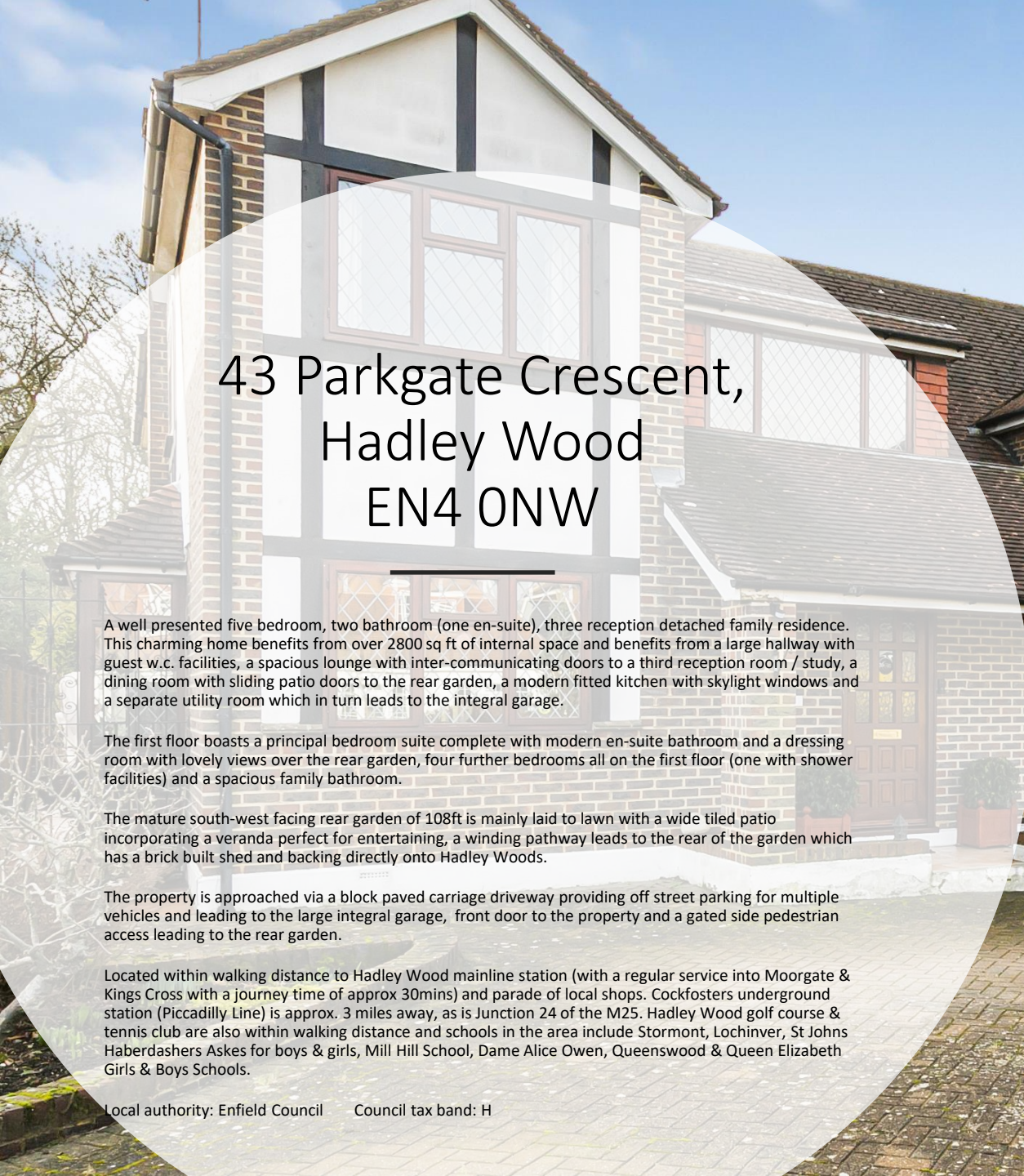


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Parkgate Crescent

Hadley Wood



43 Parkgate Crescent, Hadley Wood EN4 0NW

A well presented five bedroom, two bathroom (one en-suite), three reception detached family residence. This charming home benefits from over 2800 sq ft of internal space and benefits from a large hallway with guest w.c. facilities, a spacious lounge with inter-communicating doors to a third reception room / study, a dining room with sliding patio doors to the rear garden, a modern fitted kitchen with skylight windows and a separate utility room which in turn leads to the integral garage.

The first floor boasts a principal bedroom suite complete with modern en-suite bathroom and a dressing room with lovely views over the rear garden, four further bedrooms all on the first floor (one with shower facilities) and a spacious family bathroom.

The mature south-west facing rear garden of 108ft is mainly laid to lawn with a wide tiled patio incorporating a veranda perfect for entertaining, a winding pathway leads to the rear of the garden which has a brick built shed and backing directly onto Hadley Woods.

The property is approached via a block paved carriage driveway providing off street parking for multiple vehicles and leading to the large integral garage, front door to the property and a gated side pedestrian access leading to the rear garden.

Located within walking distance to Hadley Wood mainline station (with a regular service into Moorgate & Kings Cross with a journey time of approx 30mins) and parade of local shops. Cockfosters underground station (Piccadilly Line) is approx. 3 miles away, as is Junction 24 of the M25. Hadley Wood golf course & tennis club are also within walking distance and schools in the area include Stormont, Lochinver, St Johns Haberdashers Askes for boys & girls, Mill Hill School, Dame Alice Owen, Queenswood & Queen Elizabeth Girls & Boys Schools.

Local authority: Enfield Council Council tax band: H



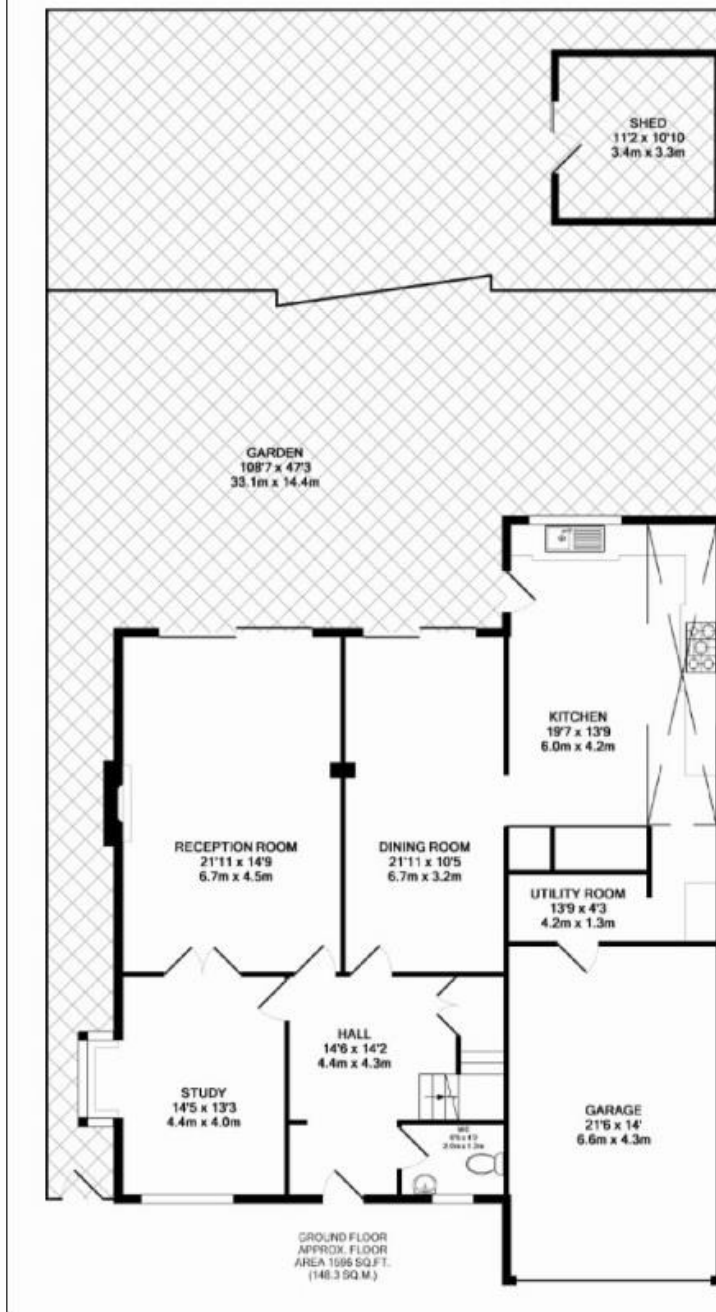
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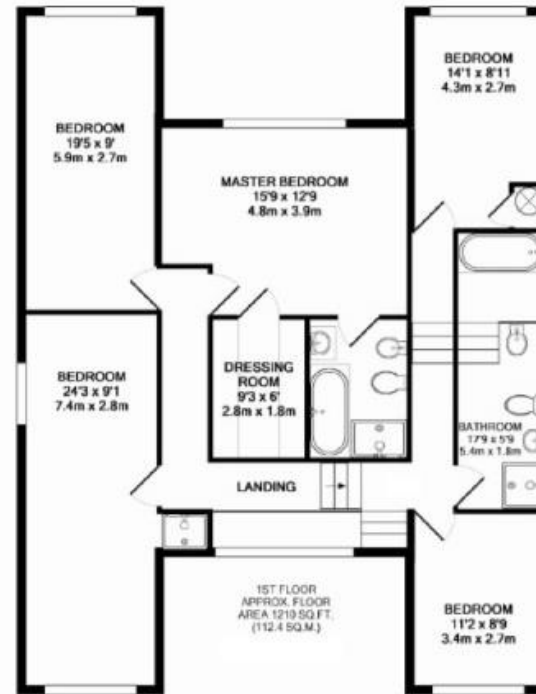




TOTAL APPROX. FLOOR AREA 2905 SQ.FT. (269.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

Made with Metropix G2015



| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 68 | 77 |
| (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.



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