



Lancaster Avenue -  
Hadley Wood

# Lancaster Avenue Hadley Wood EN4 0ES

A lovely detached three bedroom family home situated in one of the area's sought after tree lined avenues. This property has been occupied by the current owners for approximately 38 years and retains many original features.

As you enter the property the entrance hall leads to a dual aspect through lounge / dining room. A door from the dining leads to a further reception room that is currently used as a study. There is downstairs w.c. and kitchen that overlooks a well maintained mature rear garden.

To the first floor there are three double bedrooms. There is also a family bathroom to complete this floor.

The rear garden is approximately 156ft in length with mature plants and shrubs to both boundaries. The garden is mainly laid to lawn with patio and has an array plants, shrubs and trees.

The property is approached via a driveway with mature front garden and access to a garage to the side of the property. The front of the property provides parking for a number of cars.

Location: Set in this tree-lined avenue within easy reach of Hadley Wood's local shops, mainline station and primary school. Additional amenities are provided at High Barnet, Potters Bar and Cockfosters and the M25 is a short drive away. There are many excellent schools within easy reach and recreational pursuits are well catered for.

Local authority: Enfield  
Council tax band: G











Approximate Gross Internal Area 1659 sq ft – 154 sq m  
 Ground Floor Area 1063 sq ft – 99 sq m  
 First Floor Area 596 sq ft – 55 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(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.

# STATONS

[www.statons.com](http://www.statons.com)

## STATONS HADLEY WOOD

10 CRESCENT WEST  
HADLEY WOOD  
HERTS  
EN4 0EJ  
020 8440 9797  
[hadley@statons.com](mailto:hadley@statons.com)

