



Claremont Road
Hadley Wood, EN4



Claremont Road

This delightful four bedroom detached family home offers spacious and versatile accommodation. It comprises of three reception rooms, a good-sized kitchen, four bedrooms one with an ensuite, family bathroom, guest WC, utility room and integrated garage. The property benefits from a water softener and the property has been upgraded to fibre broadband.

As you enter the property you come to the entrance hall with doors into a lounge, with bay window and a fireplace which follows through to the dining with doors opening onto the rear garden, giving a good sense of natural light into the room.

The fitted kitchen has integrated appliances and features character beams in the ceiling. There is also a further reception room leading off the kitchen, utility room, integrated garage and downstairs WC to complete the ground floor.

To the first floor there is a principal bedroom with an ensuite and 3 further bedrooms with a family bathroom.

The rear garden has a large terrace and lawn with an array of mature plants and shrubs.

To the front of the property there is offering off road parking for several vehicles with shrubs and borders.

Location: Situated in the heart of Hadley Wood within easy reach of local shops, primary school and main line station, Hadley Wood's golf and tennis club are close at hand and the M25 is a short drive away.

















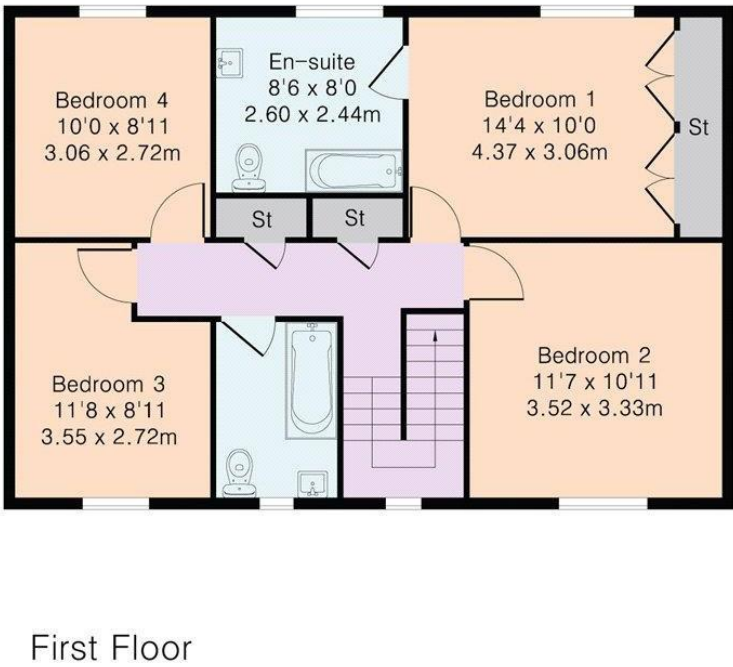
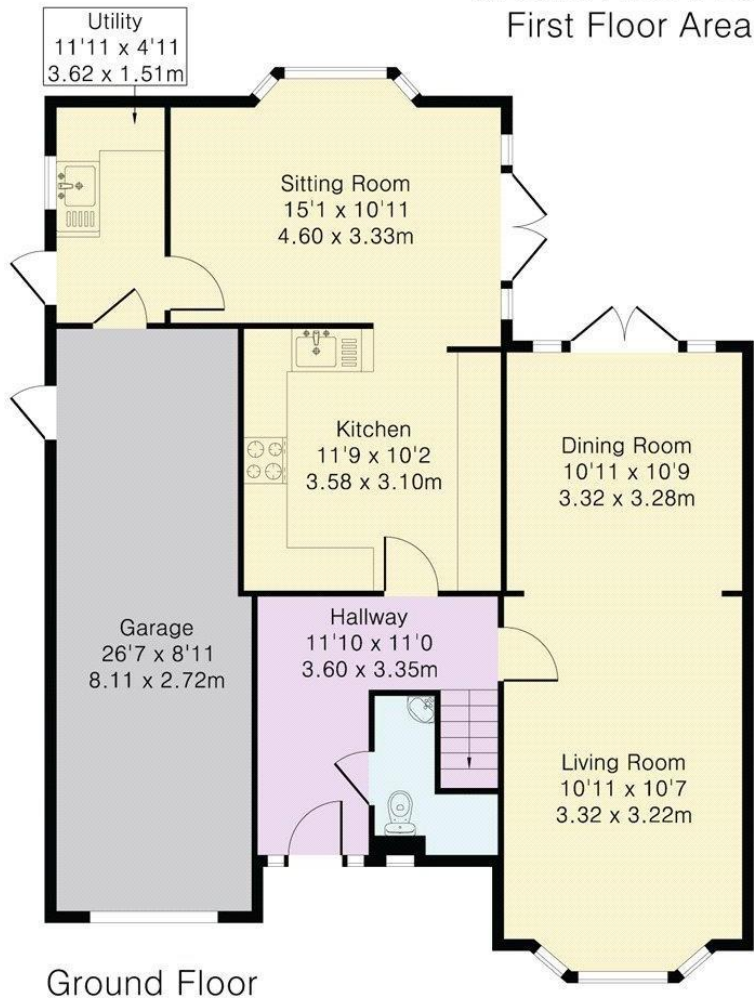






Council Tax - G
Local Authority – Enfield
FREEHOLD

Approximate Gross Internal Area 1738 sq ft – 162 sq m
Ground Floor Area 1029 sq ft – 96 sq m
First Floor Area 709 sq ft – 66 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(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.

