



Corbar Close
Hadley Wood, EN4



Corbar Close



This finely appointed detached family residence is situated in a private woodland close which consist of 8 homes and is set within a plot just under a 1/3 of an acre. This particular home has been designed with a modern yet contemporary theme. This home offers vast amounts of entertaining space and versatility depending on a particular persons living requirements.

As you enter the home the main hallway leads to the formal lounge with double doors leading to the formal dining room and this connects to the kitchen breakfast room which has been appointed with a bespoke contemporary wooden kitchen and granite worktops.

The Kitchen leads through to a family living and separate dining area which also access's the garden. The northern wing of the home also has a separate annex / home office which has its own kitchenette and shower room. The hallway also links to a separate side entrance which has a WC and also access's the double garage.

The southern wing of the house provides a full leisure suite including a gym and links to the indoor Swimming pool and jacuzzi. There is a steam room and a beautiful appointed WC and Shower room / changing room.

To the first floor there are four double bedrooms and a family bathroom. Bedrooms two and three have the added benefit of en suites and built in wardrobes. The master suite has an array of fitted wardrobes with a hidden door that leads to a sumptuous en suite bathroom that consists of a five piece suite.

The rear garden has been bespoke designed and has various different features including a walled courtyard garden, cascading water feature and lighting. There is also a woodland walk that leads to a perfect area which is used as a games area as this has been laid with a lazy lawn.

The front of the property is also beautiful landscaped and offers a carriage driveway of approx. 107 ft in width and provides parking for a number of vehicles.

Location: Close to Hadley Wood British Rail Station, Cockfosters Piccadilly Line Underground and Barnet Northern Line Underground. Good road links and airport access. A pick up point for local quality schools and a short walk to Hadley Wood Golf Club.



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Council Tax: H
Local Authority: Enfield
Tenure: Freehold
Service Charge: Approx £2,000 per annum



Approximate Area = 5303 sq ft / 492.6 sq m
Garage = 263 sq ft / 24.4 sq m
Outbuilding = 85 sq ft / 7.8 sq m
Total = 5651 sq ft / 524.9 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



