



# Hadley Way, London, N21 1AL





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This beautifully present 5 bedroom detached family home sits in a prominent position and has a versatile layout with the added benefit of a rear gated entrance leading to three garages. The property has recently been modernised with luxurious fittings throughout.

As you enter the property the hallway leads you to the ground floor WC and the utility room. A further door leads you through to an open plan kitchen diner super room and provides access to a playroom / study and a further 30ft lounge with interconnecting doors to the family sitting area. The kitchen has been appointed with natural stonework tops and a shaker style kitchen and has a range of integrated appliances. Furthermore bi-folding doors lead you out on the patio terrace.

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in a world  
of pure imagination





PADDINGTON STATION













To the first floor there are 4 double bedrooms including the principal suite which has views over the rear garden and benefits from a walk-in dressing room and ensuite shower room. All three of the other bedrooms have bespoke built in wardrobes and bedroom three also benefits from an ensuite. To complete this floor there is a spacious family bathroom that has been finished with porcelain tiles and contemporary sanitaryware.

To the second floor there is a further grand suite with its own dressing room and ensuite and has of the surrounding area.











Louise River









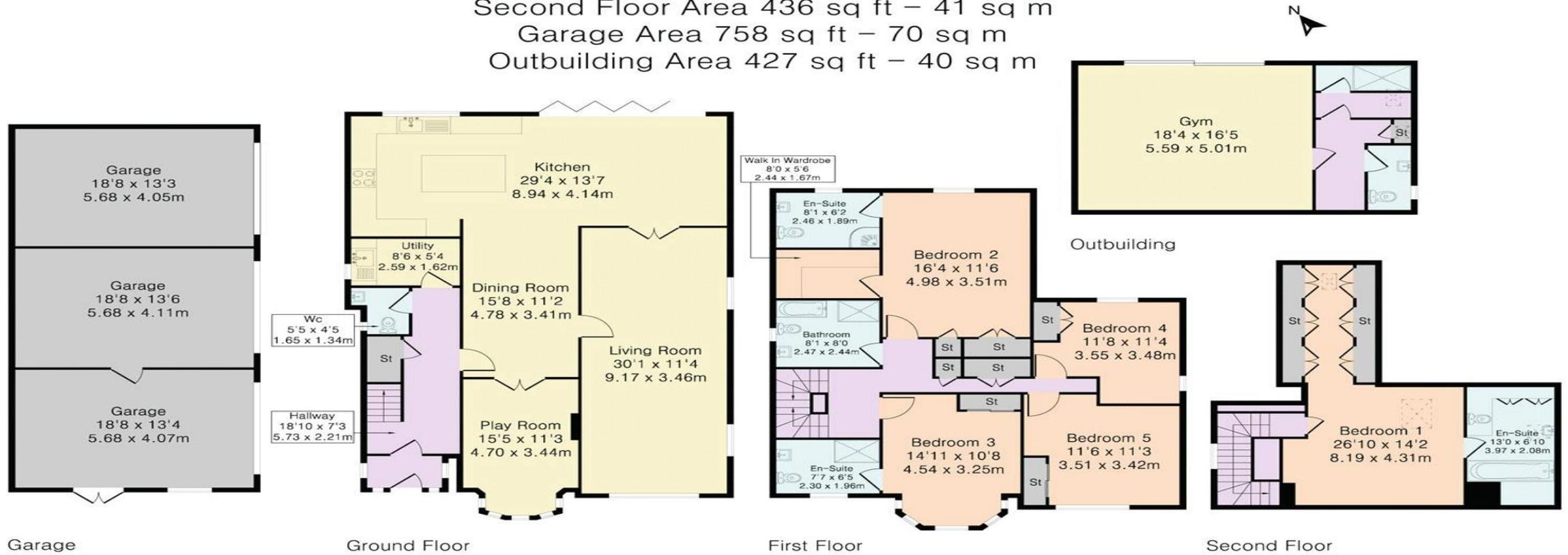
The rear garden has been designed around all year use with its large patio and lazy lawn. This then leads to an outbuilding that is currently used as a gym with separate WC and shower room. This would also make an idea home office or an annexe. To the rear of the garden suite there is a further section of garden that leads to three garages and rear gated entrance.

To the front of the property there is a block paved gated driveway with soft landscaping to the borders providing parking for a few vehicles.





Approximate Gross Internal Area 3819 sq ft – 355 sq m  
 Ground Floor Area 1227 sq ft – 114 sq m  
 First Floor Area 971 sq ft – 90 sq m  
 Second Floor Area 436 sq ft – 41 sq m  
 Garage Area 758 sq ft – 70 sq m  
 Outbuilding Area 427 sq ft – 40 sq m



**Location:** Situated in Winchmore Hill within easy reach of local schools and Winchmore Hill Green with its shops, restaurants, and main line station. Grange Park shops and station are also close at hand and Enfield Town is a short drive away.



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



# STATONS

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



**Council Tax - E**  
**Local Authority - Enfield**

**STATONS**  
**HADLEY WOOD**

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