



Greenbrook Avenue,
Hadley Wood, EN4 0LS



Greenbrook Avenue

An impressive 5 bedroom detached family home which has been immaculately maintained and cherished by the current owners. The property has been fully renovated and has a bespoke lighting system and air conditioning throughout.

The ground floor accommodation welcomes you into an impressive entrance hall leading to a large dual aspect front living room, a rear dining room and a central reception room that connects to a bar/snug. There is also a bespoke kitchen fitted with Gaggenau appliances which opens onto a large open plan conservatory offering great entertaining space with access to the garden patio area. To complete this floor there is also a utility, two downstairs w/c's, and internal access to the garage which has a large walk-in commercial grade fridge.

The first-floor accommodation has a spacious landing, a principal bedroom suite with bespoke en suite bath and shower room plus a two dressing rooms. There are a further 3 bedrooms 2 of which are en suite and a family bathroom.

The fifth and six bedrooms are located on the top floor, along with a shower room. The fifth bedroom is currently used as a living room with bespoke eaves storage and a large walk-in store.



ACCOMMODATION SUMMARY

Detached *Fully Renovated* *Lighting System* *Air Conditioning* *Entrance Hall* *Living Room* *Dining Room* *Central Reception*
Bar/Snug *Kitchen Fitted with Gaggenau Appliances* *Open Plan Conservatory* *Garden Patio Area* *Utility* *Two downstairs WC's*
Garage *Large Walk-in Commercial Grade Fridge* *Bespoke En-Suite Bath* *Shower Room* *Two Dressing Rooms* *Three Bedrooms*
2 En-Suites *Family Bathroom* *Bespoke Eaves Storage* *Large Walk-in Store* *Large Entertaining Patio Space* *Garden House*
Outdoor Kitchen *BBQ* *Bar* *Large Outbuilding*



















WARNING
BEFORE OPERATING ALWAYS
CHECK THE SAFETY INSTRUCTIONS
AND THE USER MANUAL FOR
CORRECT USE OF THE APPLIANCE.
DO NOT TOUCH THE HOT SURFACES
OR THE APPLIANCE WHEN IT IS
HOT.

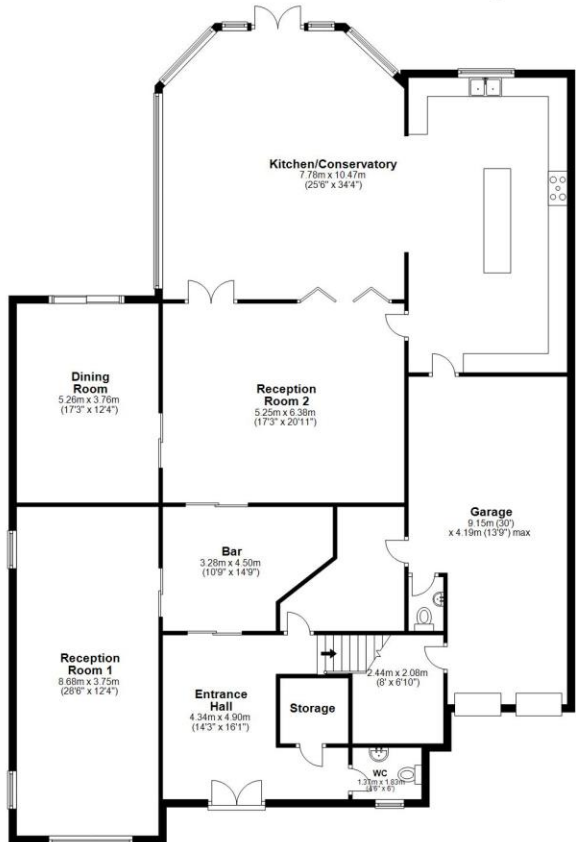
Swan
Coke Top
Party





AVATTA 3

Ground Floor
Approx. 295.5 sq. metres (3181.0 sq. feet)



Location: Situated in the heart of Hadley Wood within easy reach of Hadley Wood's primary school, local shops, and mainline station. The M25 is a short drive away.

First Floor
Approx. 172.1 sq. metres (1852.7 sq. feet)



Second Floor
Approx. 90.4 sq. metres (969.4 sq. feet)



Total area: approx. 548.0 sq. metres (5899.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375955. Plan produced using PlanIt.

STATONS

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The Property
Ombudsman

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax – H
Local Authority – Enfield

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