



The Lodge,
Lancaster Avenue, Hadley Wood, EN4 0ER

The Lodge

The Lodge is a substantial seven-bedroom detached family residence set in one of Hadley Wood's tree lined avenues. The accommodation is spread over 6,100 sq. feet and is set within a plot of approx. 0.3 of an acre.

When you enter the property, you enter a grand reception hallway which leads to a sitting room, games room, family TV room and a study. Double doors to the rear of the hall lead to the open plan kitchen diner which has a contemporary fitted kitchen with granite work tops along with Miele and Subzero integrated appliances. The dining area is positioned within an orangery with double doors taking you to a terrace that overlooks the rear garden. To complete the ground floor there is a guest W.C and integral access into a double garage.

The subterranean leisure area is accessed via a staircase from the hallway. The bright and spacious hallway opens up to a gym and separate shower room with sauna. Bi-folding doors lead out from the gym to a decked terrace and steps to the main rear garden. To conclude the accommodation on this level there is a large utility room with fitted cupboards and worktop space.

To the first floor, a galleried landing has a feature-stained glassed window and provides access to five bedrooms and a beautifully appointed four-piece family bathroom suite including Villeroy and Boch sanitaryware.

The second largest suite also has the added benefit of a five-piece ensuite bathroom which includes a W.C, free standing slipper bath and a walk-in steam / shower along with a dual basin vanity unit. The primary suite is positioned towards the rear of the property and has the benefit of a separate seating area with double doors opening onto the terrace. Just off the bedroom you will find a large dressing room which leads to a further five-piece luxurious ensuite bathroom with a separate walk-in shower.

To the second floor the landing provides a recreational lounge area and leads two further double bedrooms with ensembles and a further room which could be used as a secondary study or a bedroom if needed.

The rear garden has a large, paved terrace which is ideal for entertaining and a two-tiered lawn with mature plants, shrubs and trees to the borders and measures approx. 141 feet in length.

To the front of the property there is a resin bonded carriage driveway which provides parking for multiple vehicles and has soft landscaping to its borders.

Location: Set in this tree-lined avenue within easy reach of Hadley Wood's local shops, mainline station (Moorgate approx. 30 mins) 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.

Council Tax - H

Local Authority - Barnet

























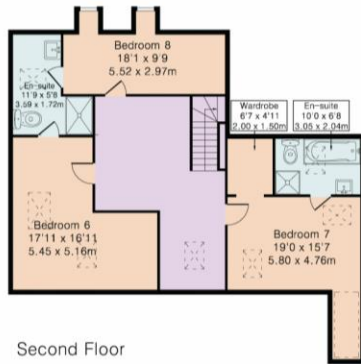












Approximate Gross Internal Area 6098 sq ft – 567 sq m
 Lower Ground Floor Area 816 sq ft – 76 sq m
 Ground Floor Area 2327 sq ft – 216 sq m
 First Floor Area 1891 sq ft – 176 sq m
 Second Floor Area 1064 sq ft – 99 sq m

