



Lancaster Avenue
Hadley Wood, EN4 0ET



Lancaster Avenue

This 4-bedroom detached family home is set within a plot of approx. 0.29 of an acre. This wonderful home has not been on the market for 46 years and is situated in one of Hadley Woods' premier tree lined avenues.

The downstairs accommodation consists of a triple aspect lounge which leads to a covered outdoor veranda, a formal dining room and a study. The kitchen breakfast room is positioned to the front of the property and has a handmade solid wood kitchen with a range of integrated appliances and a pantry. To complete the ground floor, you will find a guest WC just off the reception hall.

On the first floor there are five double bedrooms, two family bathrooms and a separate WC. The family bathroom closest to the principle bedroom has recently been updated and consists of a modern suite with separate bath and walk in shower.

The rear garden has a south facing aspect and is approx. 127ft in length. The mature rear garden has an array of plants shrubs and trees and has a secluded garden to the rear.

To the front of the property the stone paved driveway leads to a garage. There is also a further detached single garage to the side of the property. The front garden has a well-maintained lawn and planting to its borders.

This property also has plenty of potential to be extended and remodeled subject to obtaining the relevant planning permissions.

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 - Enfield

























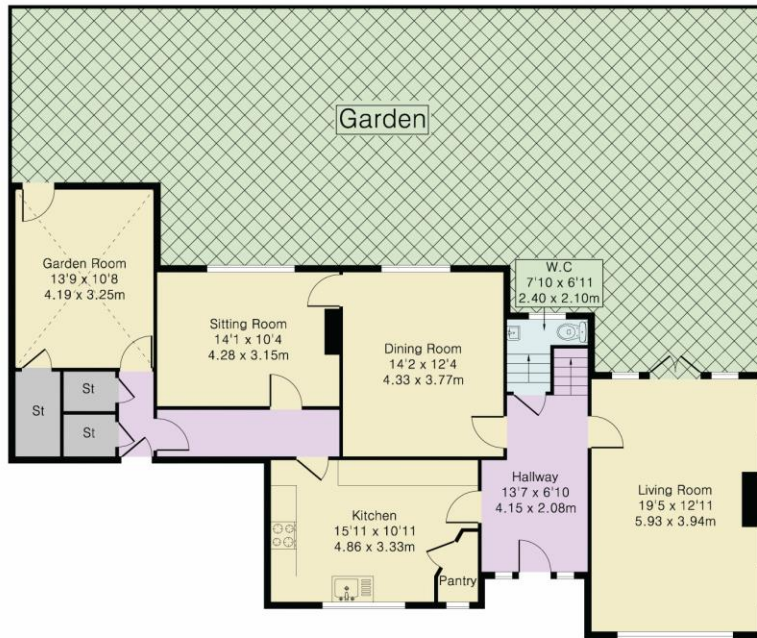




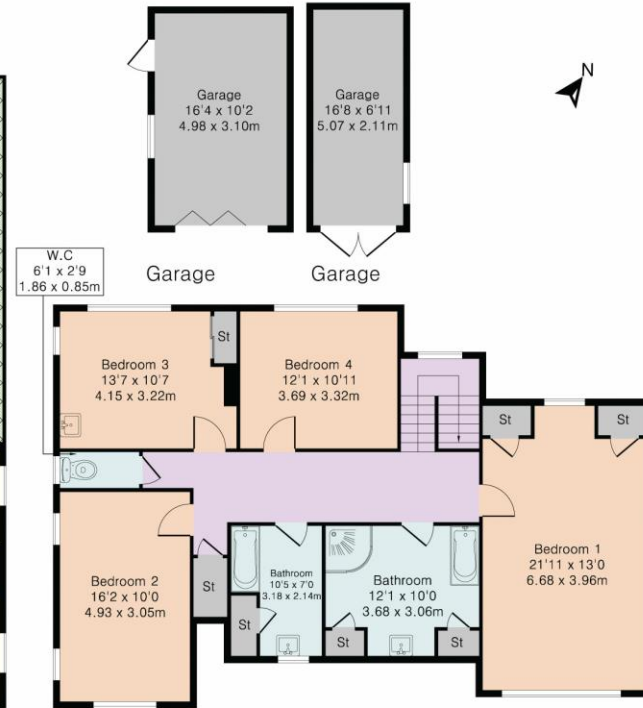




Approximate Gross Internal Area 2611 sq ft – 243 sq m
 Ground Floor Area 1181 sq ft – 110 sq m
 First Floor Area 1149 sq ft – 107 sq m
 Garage Area 281 sq ft – 26 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.



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.



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HADLEY WOOD

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