



Courtleigh Avenue
Hadley Wood, EN4 0HS



Courtleigh Avenue

This delightful three-bedroom detached family home is situated in a sought-after location in the heart of Hadley Wood. Planning permission has been granted for further extension work so please contact us for further details.

As you enter the property you come to the entrance hall with doors into a lounge, which follows through to the dining room and conservatory with views onto the beautiful garden giving a good sense of natural light into the room.

The modern fitted kitchen has integrated appliances and a door leading to the rear garden. There is a further integrated garage and downstairs WC to complete the ground floor.

To the first floor there are three bedrooms and a family bathroom with bath and shower.

The rear garden has been beautifully landscaped with a large, decked area and a pathway leading to a pergola seating area with a laid to lawn, mature plants, and shrubs.

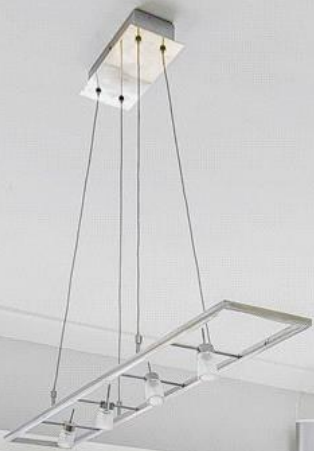
The front of the property offers off road parking for several vehicles with shrubs to its borders.

Location:- Situated in the heart of Hadley Wood within easy reach of local shops, primary school and main line station, Hadley Wood's golf and tennis club are close at hand and the M25 is a short drive away.

Council Tax – G
Local Authority – Enfield







hello







Dinner Choices
1. Take It
2. Leave It









A tall wooden bookshelf filled with numerous books, organized by color and size. The books are densely packed on multiple shelves. At the bottom of the bookshelf, there are several clear plastic storage bins containing various items.

A desk area featuring a white desk with a black office chair. A large black monitor is mounted on the wall above the desk. A wooden acoustic guitar is leaning against the desk. A printer and other office equipment are also visible on the desk.

A large window with white shutters, providing a view of the outdoors. The window is divided into several panes, each with horizontal slats. A white radiator is positioned below the window.

A portion of a grey sofa with a light-colored cushion and a white blanket with a yellow geometric pattern. The sofa is positioned in the foreground of the room.

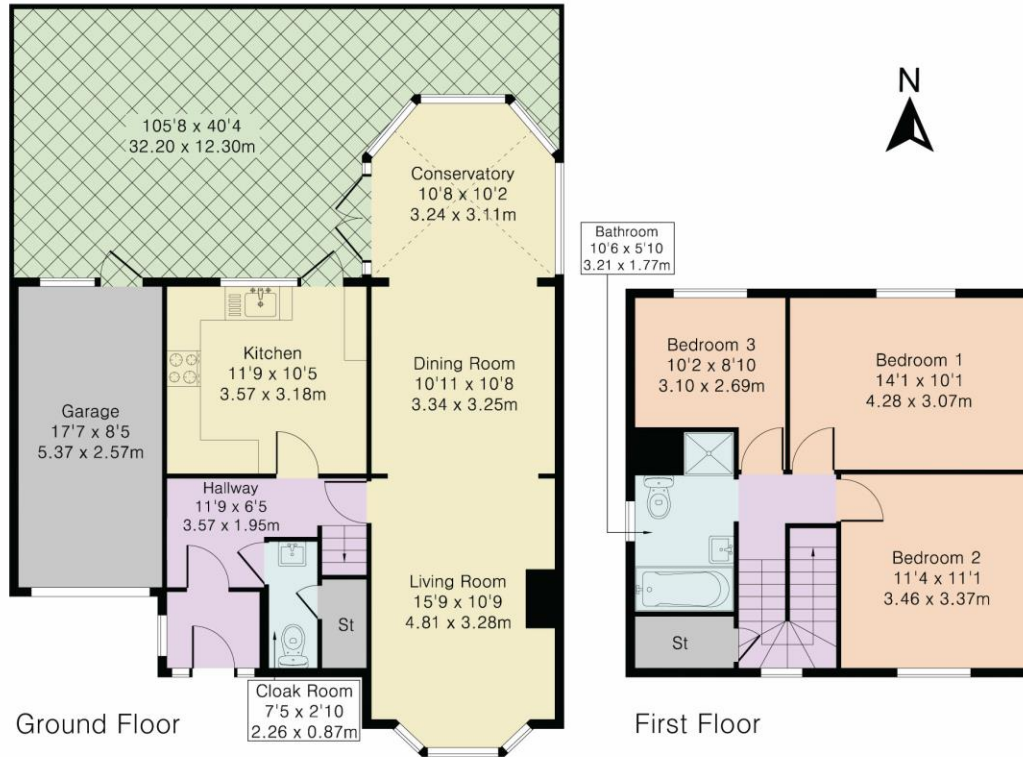








Approximate Gross Internal Area 1159 sq ft – 108 sq m
 Ground Floor Area 657 sq ft – 61 sq m
 First Floor Area 502 sq ft – 47 sq m
 Garage Area 148 sq ft – 14 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(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.



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