

Newmans Way
Hadley Wood, EN4 0LP



Newmans Way

Welcome to the epitome of modern luxury living in Hadley Wood. Introducing a brand-new, architecturally stunning 5-bedroom, 5-bathroom detached residence that redefines elegance and sophistication.

From the moment you step inside, you're enveloped in an aura of contemporary chic and meticulous craftsmanship which is spread over an impressive 4200 square foot. The expansive super room serves as the heart of the home, seamlessly blending living, dining, and entertaining spaces into one harmonious environment. Discover the hidden gem of a utility room discreetly nestled within, offering practicality without sacrificing style.

Every detail of this residence has been carefully curated to exceed expectations, with modern fixtures and fittings adorning every corner, including air conditioning throughout. From the sleek lines of the kitchen cabinetry to the luxurious finishes in the bathrooms, no expense has been spared in creating a living space that exudes refinement and opulence.

Outside, a gated driveway welcomes you home, providing security and privacy in equal measure. The rear garden is paved for entertainment and can also be an extension of the super room with the large sliding doors. An outdoor is placed at the rear of the garden.

Located in the prestigious neighbourhood of Hadley Wood, this residence offers the perfect combination of exclusivity and convenience. With easy access to local amenities, schools, and transportation, you'll enjoy the best of both worlds secluded luxury and connectivity to the vibrant surrounding community.

A new pool house will be constructed at the rear of the property along with the outdoor pool being refurbished to a high standard.













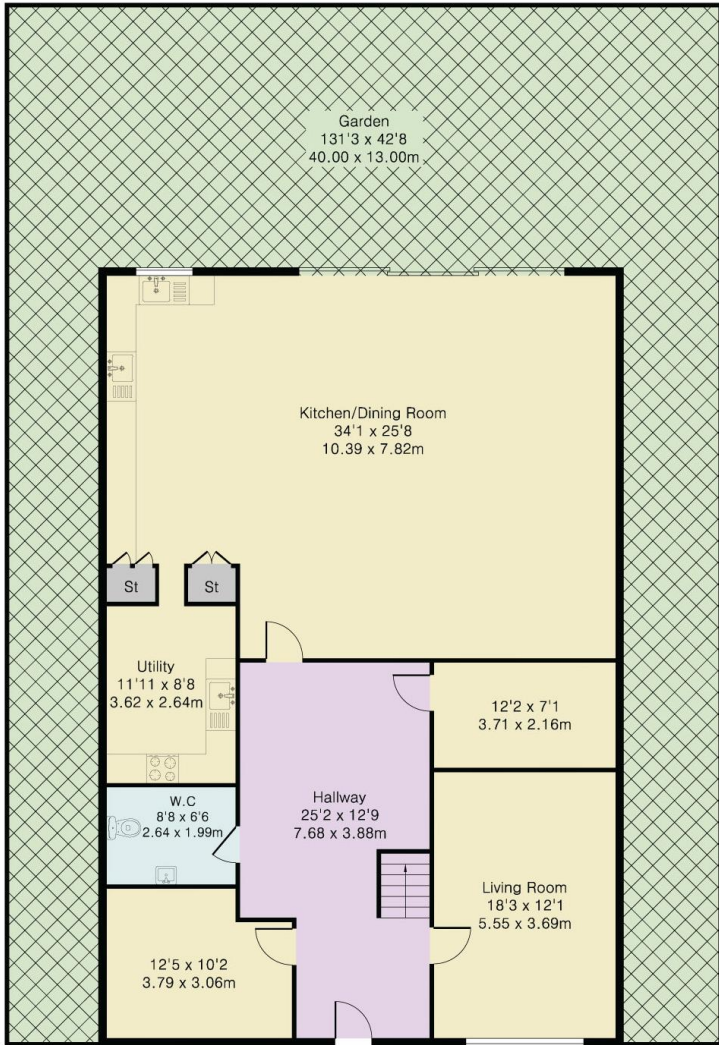




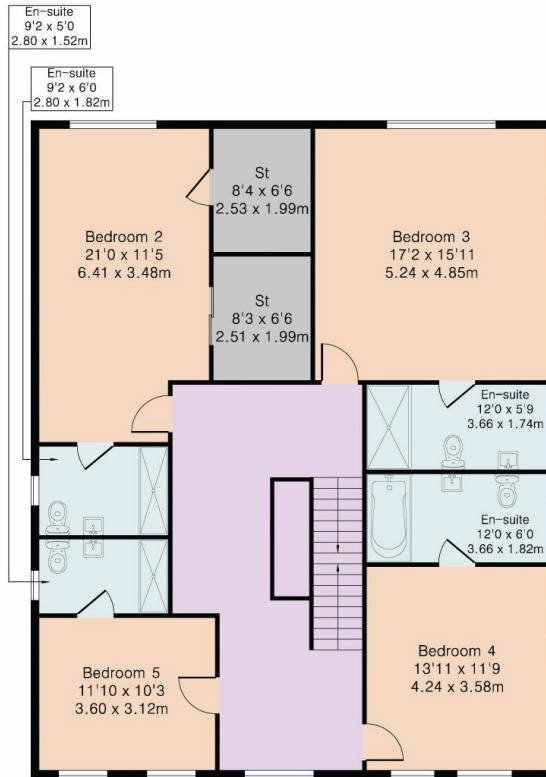




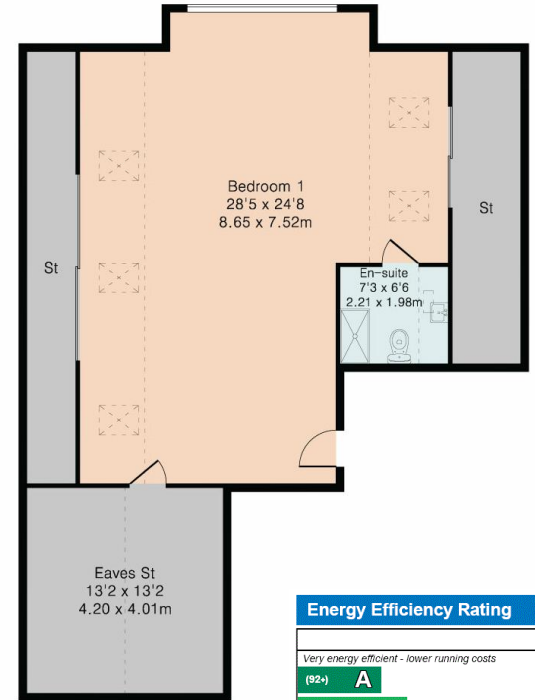
Approximate Gross Internal Area 4102 sq ft – 381 sq m
 Ground Floor Area 1742 sq ft – 162 sq m
 First Floor Area 1466 sq ft – 136 sq m
 Second Floor Area 894 sq ft – 83 sq m



Ground Floor



First Floor



Second Floor

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | | |
| (39-54) E | 51 | |
| (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.





STATONS
HADLEY WOOD

10 Crescent West, Hadley Wood,
Herts, EN4 0EJ

Tel: 0208 440 9797

Email: hadley@statons.com

STATONS
www.statons.com