



Broadgates Avenue,
Hadley Wood, EN4 0NU





Broadgates Avenue

We are delighted to present this exceptional detached house, boasting six bedrooms, four receptions and four bathrooms.

Upon entering, the ground floor comprises of a stylish and contempered kitchen, a generously sized living room and a delightful conservatory that floods the space with natural light.

On the first floor each bedroom has been tastefully designed all feature ample storage space. This property also has further scope for a large loft conversion STPP.

One of the standout features of this property is the luxurious swimming pool and pool room, providing the ultimate relaxation and leisure facility.

The frontage has a block paved carriage sweep driveway providing parking for numerous vehicles and easy access to the garage.

Location: Within easy reach of Hadley Wood mainline station, Cockfosters underground station and the M25. As well as recreational facilities close by including Hadley Wood Golf Club and Tennis Club.

Council Tax – H

Local Authority – Enfield



















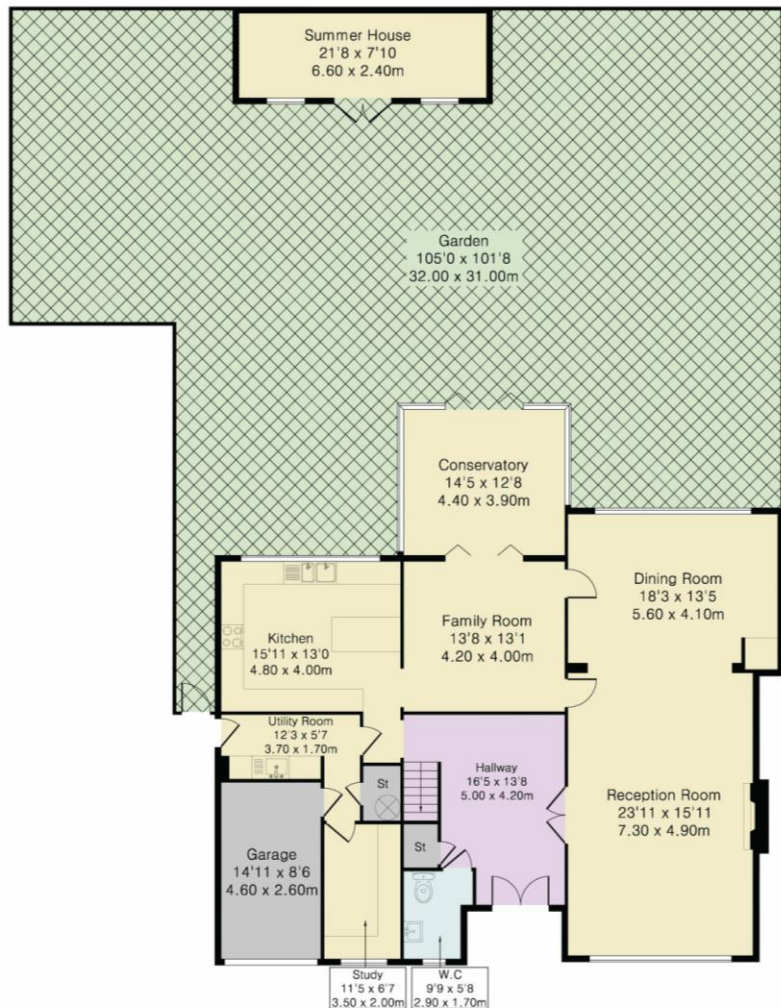




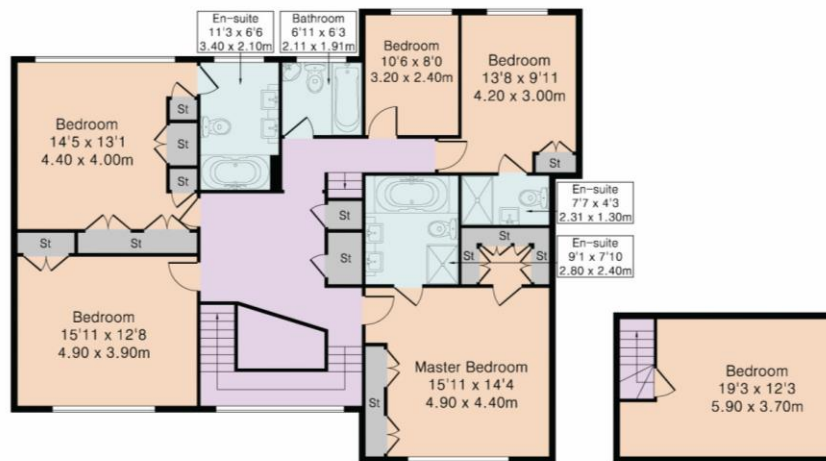




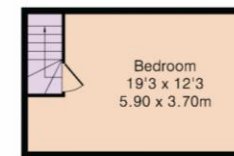
Approximate Gross Internal Area 3695 sq ft – 343 sq m
 Ground Floor Area 1951 sq ft – 181 sq m
 First Floor Area 1520 sq ft – 141 sq m
 Second Floor Area 224 sq ft – 21 sq m



Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	67	
(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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