



Lancaster Avenue
Hadley Wood, Hertfordshire, EN4 0ES





Lancaster Avenue

A beautiful 4 bedroom detached family residence set in a very desirable road within a short walking distance of Hadley Wood overground station. The property has a wonderful approach via a paved driveway and mature lawn and planted front garden leading to a garage and side access to the property.

The property has been extended to provide ample living accommodation with the use of living rooms, orangery and a kitchen/diner that has a solid oak fitted kitchen with large island and dining area to the rear that leads onto the garden. To complete the ground floor there is a fully functional utility room and guest toilet and there is also integral access from the hallway to a double garage.

To the first floor there is four double bedrooms, the master suite has the added benefit of an en suite shower room and a bay window that has a lovely view over the rear garden, bedroom two is also overlooking the garden and has an en-suite shower room. There is also a beautiful family bathroom with a roll top bath.

The rear garden has been designed in two sections with a formal garden from the rear terrace that is broken up by beds of matures shrubs and trees that lead to a rear section of garden with mature fruit trees. The garden is approx. 150ft in length.

Location: Set in this tree-lined avenue within easy reach of Hadley Wood's local shops, mainline station 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























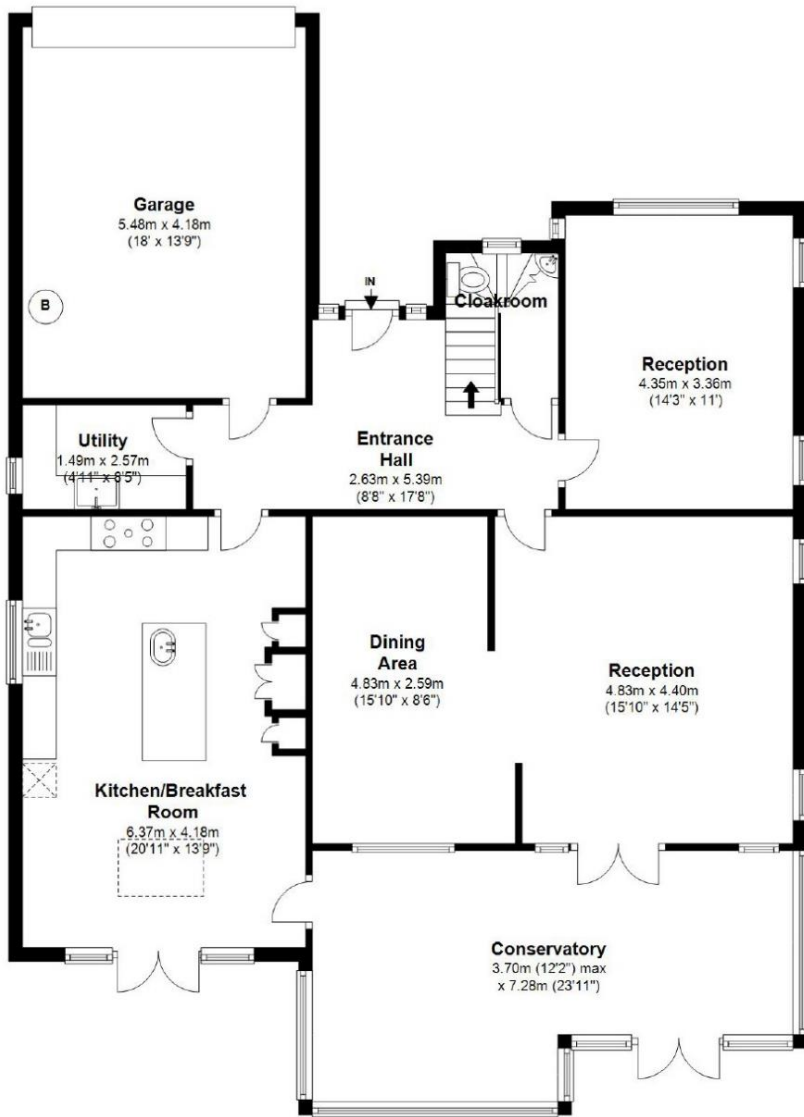






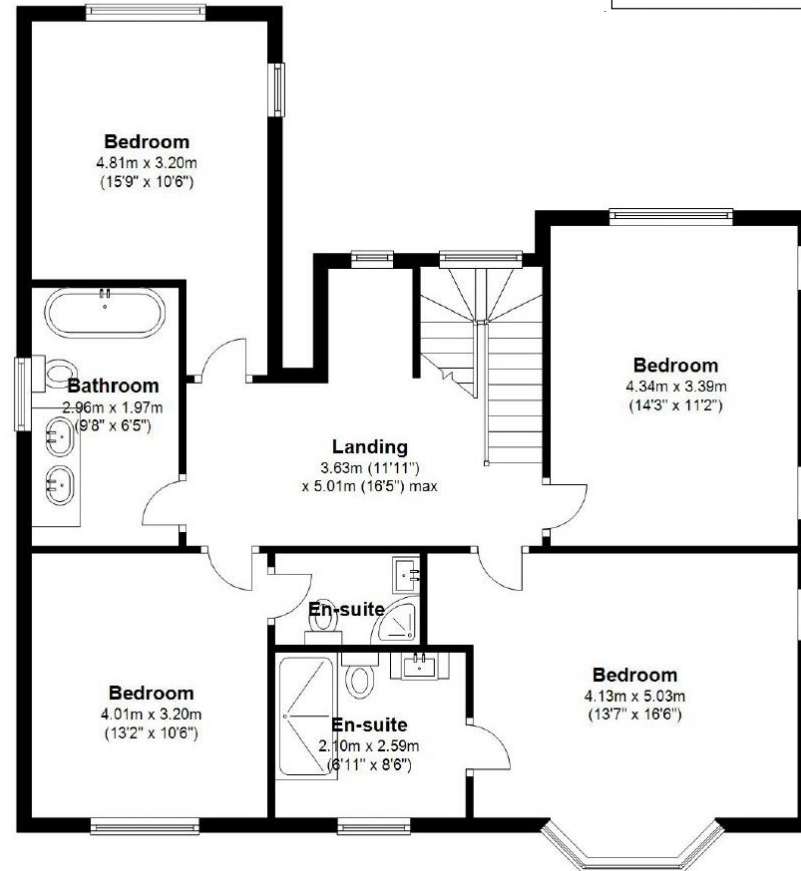
Ground Floor

Approx. 142.9 sq. metres (1538.3 sq. feet)



First Floor

Approx. 90.6 sq. metres (975.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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