



Coombehurst Close
Hadley Wood, EN4 0JU



Coombehurst Close

This delightful detached 5 bedroom family residence set within a plot of approx. 0.41 of an acre. Situated in a secluded yet accessible location, the property boasts a spacious garden and patio area with a triple garage and an outbuilding. The property has plenty of living accommodation with its 3 reception rooms along with kitchen / breakfast room which has a dual aspect outlook.

Nestled in a desirable private road, this spacious home provides just under 3500 sq. ft of accommodation and has a well maintained interior with a homely feel.

The generous garden is beautifully landscaped and is approx. 95ft in depth. There is a large patio and a further summer house to the rear of garden ideal for when entertaining.

Location: This family home is situated towards the end of a private road located directly off Cockfosters Road, Hadley Wood. The property is ideally situated being approx. 0.8 miles to Cockfosters tube station and the vast selection of shops, cafés and restaurants of Cockfosters parade. The M25 is also a short drive away.

Approach: The property is approached by a 105ft wide sweeping driveway, integral triple garage and side pedestrian accesses to the rear garden. The property has a mature lawn with plants shrubs and trees to the borders.

Council Tax - H

Local Authority – Enfield

























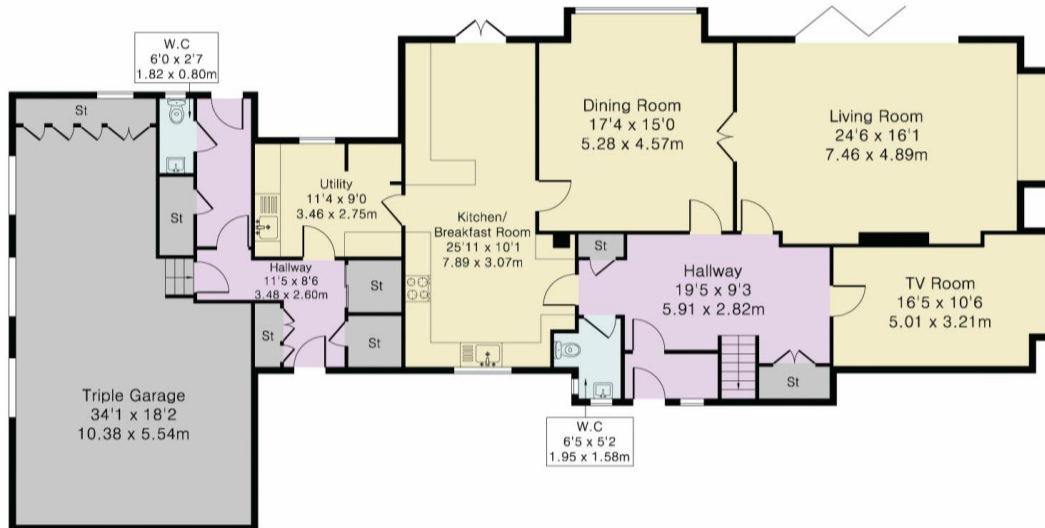


Approximate Gross Internal Area 3463 sq ft – 322 sq m
 Ground Floor Area 2169 sq ft – 202 sq m
 First Floor Area 1294 sq ft – 120 sq m

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



First Floor



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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