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Parkgate Avenue, Hadley Wood, EN4 0NN







# Parkgate Avenue

This beautiful 5 bedroom semi-detached Tudor style home is full of charm and character. The property has a wonderful approach via a large driveway and a mature lawn and a planted front garden leading to a detached garage and side access.

As you enter the property you are greeted with a bright and spacious entrance hallway leading you into the kitchen which boasts solid wood cabinetry, blue eyed granite work tops and an open fireplace.

The lounge is an inviting space which radiates a sense of coziness and comfort with doors opening onto the garden and a speaker system with Bose cube speakers. There is also a study/music room with large bay window overlooking the front garden. To complete this floor there is a formal dining room and downstairs W/C.

To the first floor the main bedroom has floor-to-ceiling fitted wardrobes which offer ample storage space, an ensuite bathroom and stunning views of the garden. There are a further three double bedrooms and modern tiled family bathroom.

The top floor offers versatile space which is currently being used as a home office and a great amount of eaves storage.

The rear garden has a large patio area which offers a splendid space for alfresco dining and is mainly laid to lawn with shrubs and trees to its bordering. To complete the garden there is a summer house and access into the detached garage.

Location: Hadley Wood mainline station offers a 30-minute journey time to Moorgate and Kings Cross and Cockfosters underground station (Piccadilly line) is a short drive away, as is junction 24 of the M25 which provides an excellent link to the M1 and all major airports including Heathrow, Luton and Stansted. Recreational facilities in the area include Hadley Wood Golf Club and Tennis Club. The area is also well served by educational facilities which include Stormont, Lochinver, Haberdashers' Aske's for Boys, Haberdashers' s for Girls, Mill Hill School, Aldenham, Belmont, Dame Alice Owen, Haileybury, Queenswood, Queen Elizabeth's Boys school and Queen Elizabeth's Girls School.















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um sit appositum sitienti ori : Ut dicit angelorum chori Deus sit propus





























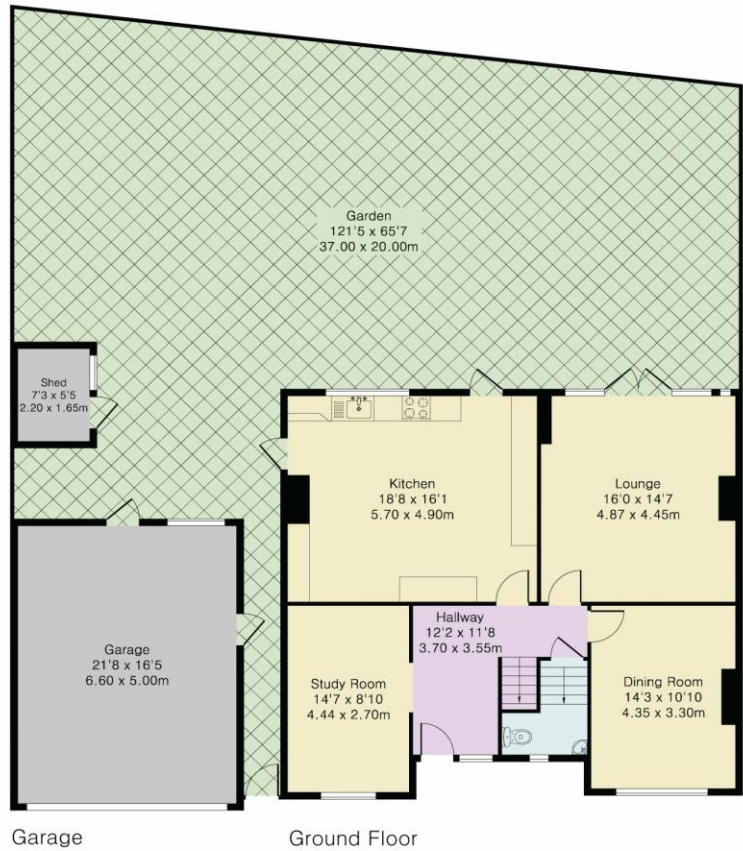




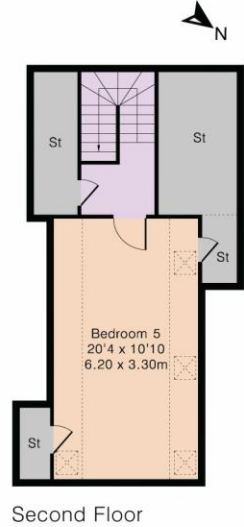
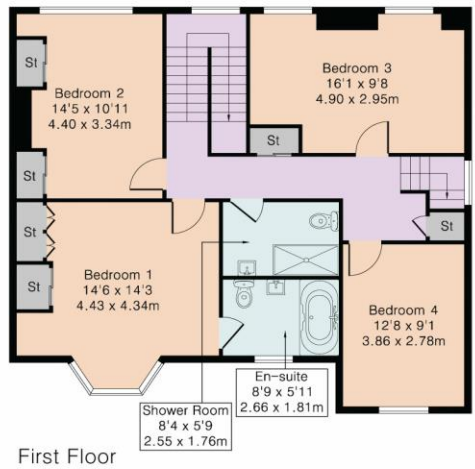
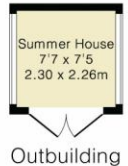








Approximate Gross Internal Area 2809 sq ft – 261 sq m  
 Ground Floor Area 1033 sq ft – 96 sq m  
 First Floor Area 943 sq ft – 88 sq m  
 Second Floor Area 422 sq ft – 39 sq m  
 Garage Area 355 sq ft – 33 sq m  
 Outbuilding Area 56 sq ft – 5 sq m



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>74</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>51</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		

Council Tax - G  
Local Authority – Enfield

STATONS  
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