

Dormers Lodge, Hadley Wood, EN4 0JT



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Dormers Lodge

Situated in an exclusive development which is screened with mature trees & shrubs and set back from the road, is this extremely spacious and beautifully presented two double bedroom ground floor garden apartment with its own private entrance, parking for three cars and consisting of only eight residences.

Upon entering you are welcomed into a bright and expansive entrance hall featuring half wood Oak panelling and parquet flooring. The solid wood kitchen is well equipped with integrated NEFF appliances, black granite worktops and floors.

From the kitchen there are double doors that open into the spacious lounge with separate dining area. The lounge is enhanced with fitted cabinetry with hidden TV unit, impressive gas fireplace, two sets of French double doors leading to the private patio area. There is also a guest shower & WC with an additional three hall cupboards.

The principal bedroom boasts generous sized fitted wardrobes and a beautiful ensuite bathroom complete with a roll top bath and a rainfall shower. The second bedroom is of a good size with stunning fitted wardrobes.

At the rear of the property you will find a large south/west facing private paved patio with awning, offering stunning views of the exquisite landscaped communal gardens.

Approach: Dormers Lodge is approached via an electronically operated gated entrance leading to a wide carriage driveway and landscaped front gardens which in turn provides access to three parking spaces.

Location: Situated within a level walking distance of approx. 0.6 miles to Cockfosters tube station (Piccadilly line) as well as the local shops and an array of restaurants of Cockfosters Parade. Trent Park is also within immediate walking distance.

































Approximate Gross Internal Area 1243 sq ft – 115 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(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	

Council Tax - G
Local Authority - Enfield

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HADLEY WOOD

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