



Newmans Way  
Hadley Wood, EN4

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# Newmans Way

A beautifully presented 5-bedroom property offering a versatile living space with an expansive garden, featuring heated swimming pool and a fully equipped outdoor BBQ kitchen.

The ground floor boasts a luxurious bedroom complete with air-conditioning, walk-in wardrobe and a stunning ensuite wet room with underfloor heating. Additionally, there is another generously sized bedroom with its own ensuite shower room providing convenience and comfort for family and guests.

The lounge area has a marble fireplace which flows through to a dining area that is ideal for entertaining. There is also a large open-plan newly fitted kitchen with underfloor heating and additional living areas. In addition, there are bi-folding doors opening onto the scenic garden, blending indoor and outdoor living. Completing the ground floor there is a laundry room, a downstairs w/c and study.

To the first floor there is the principal bedroom suite featuring a newly fitted spacious dressing room and a modern en-suite bathroom. The second bedroom has a walk-in wardrobe and ensuite shower room, again all newly fitted. The third bedroom is a generously sized double room complete with fitted wardrobes.

The rear garden of the property has been meticulously landscaped with family entertaining in mind. The beautiful rear terrace provides an expansive space for alfresco dining and is fully equipped with an outdoor BBQ kitchen with hot/cold running water, integrated fridge, draws, cupboards, black quartz worktops, power sockets and tv aerial. Extensive lighting is also installed in the garden and terrace areas making it perfect for hosting gatherings anytime.

The heated pool is a central feature and boasts a newly fitted liner. It is accompanied by a pool house/office/gym that includes a shower/wc, gas boiler & central heating. The rest of the garden is laid to lawn, surrounded by extensively planted boarders that also offer privacy along with a well-stocked pond. At the far end of the garden is an insulated summer house with electricity and heating that offers a cozy retreat, additional entertaining space and is currently fitted as out as a gym.

Location: Within proximity of Hadley Wood mainline station which offers a regular service into Moorgate. Cockfosters underground station (Piccadilly Line) is approximately 3 miles away, as is junction 24 of the M25. Education is well catered for in the area, as are recreational facilities which include Hadley Wood Golf Club and Tennis Club.























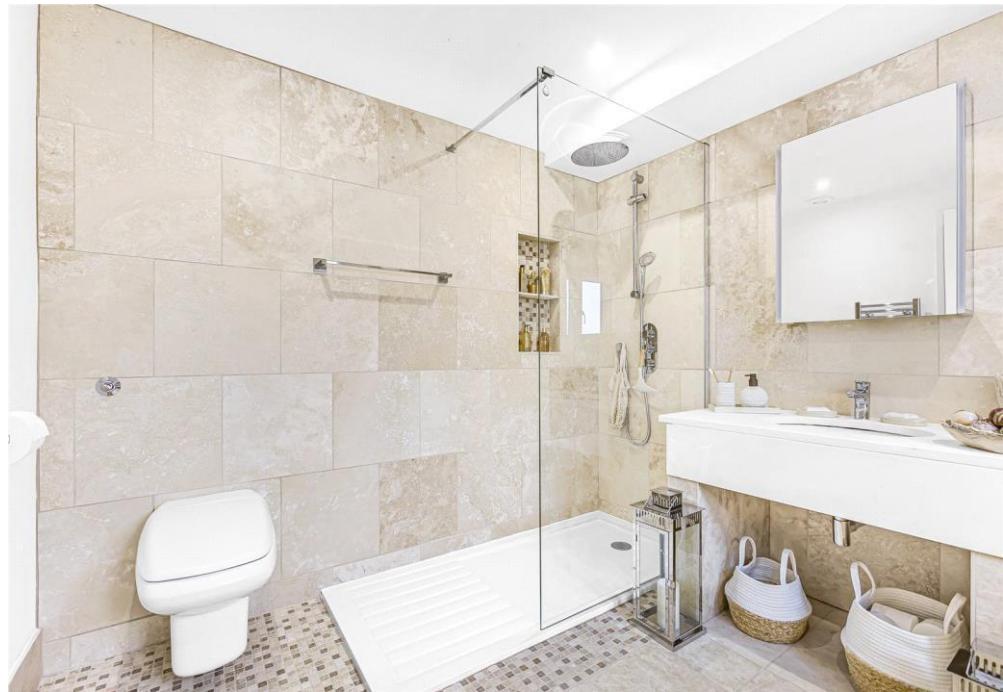
























GARDEN  
BAR



# GARDEN BAR





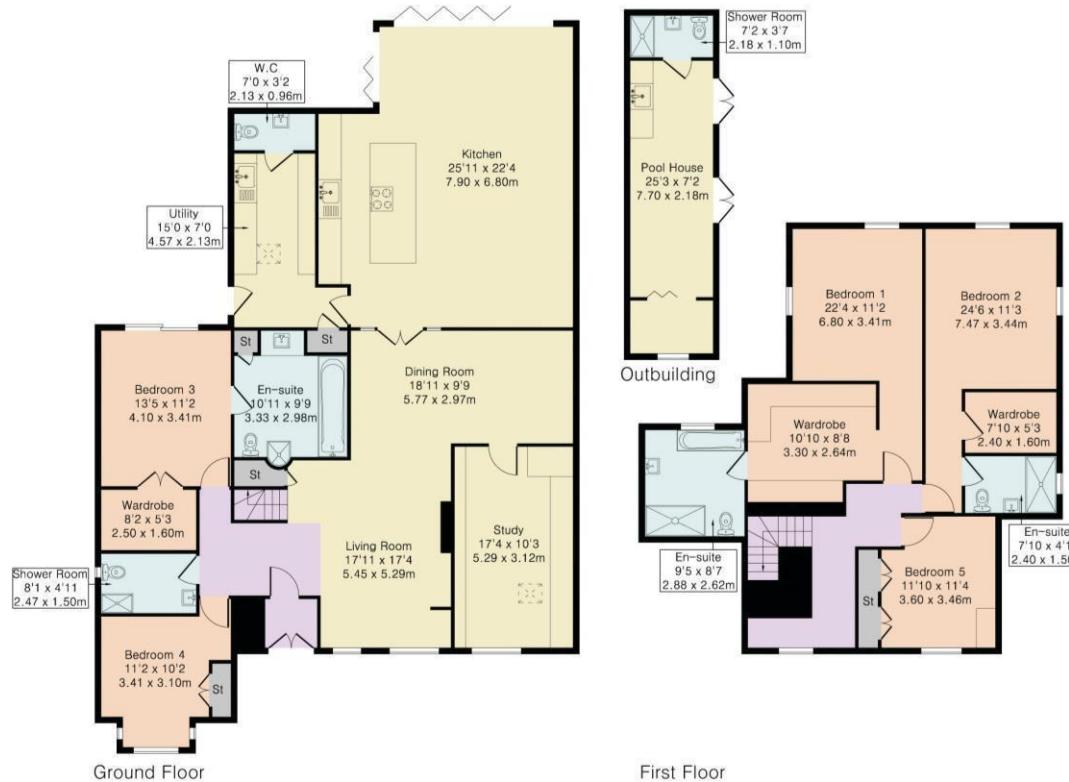


Approximate Gross Internal Area 3001 sq ft – 278 sq m

Ground Floor Area 1864 sq ft – 173 sq m

First Floor Area 929 sq ft – 86 sq m

Outbuilding Area 208 sq ft – 19 sq m



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 |           |



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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