



Crescent West  
Hadley Wood, EN4 0EJ



# Crescent West

This 4-bedroom detached period villa has many wonderful period features and has been enhanced with a layout and design perfect for modern day living. The home spans over approx. 3047 sq ft and is arranged over two floors.

The home is positioned in the heart of Hadley Wood and is only a short walk away from all the local amenities and Hadley Wood Rail Station.

As you enter the property you are first welcomed by a grand reception hallway which leads to a family room to the front of the property. To the rear of the property there is a spacious formal living room which provides direct access to the rear terrace and adjoins the dining room.

Furthermore, there is an open plan kitchen diner with a contemporary kitchen with granite work tops, filtered water tap and a range of integrated Miele / AEG appliances.

Just off the kitchen is the utility room which also has a large area for storage along with a side entrance to the property.

To the first floor there are four double bedrooms along with their own ensembles and built-in wardrobes. The primary suite has been designed with a feature double height ceiling with reclaimed beams and a luxurious 4-piece ensuite bathroom room which includes a bath, wall-mounted basin, WC and a separate shower with marble finishing to the walls and floor.

The mature rear garden has a terrace perfect for entertaining across the rear of the property and steps down to lawn which has its borders well stocked with an array of plants, shrubs and trees.

To the front of the property there is a driveway which provides off-street parking for several vehicles and has been finished with granite block paving and has mature planting to its borders.

Situated in the heart of Hadley Wood's conservation area within easy reach of local shops, Hadley Wood primary school and main line station. Hadley Wood Golf and Tennis Club are close at hand and the M25 is a short drive away.











































































































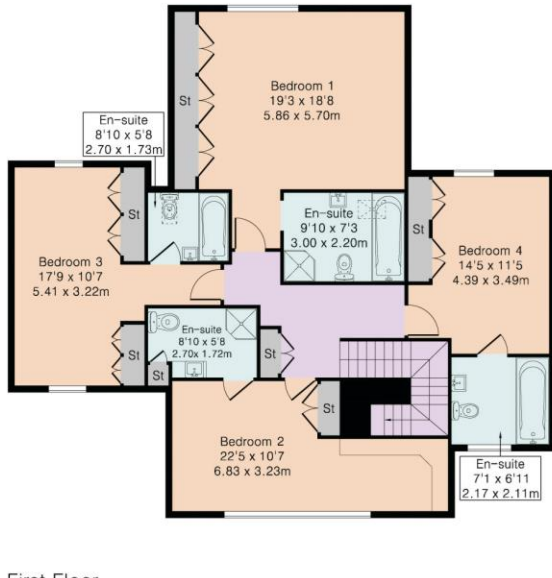
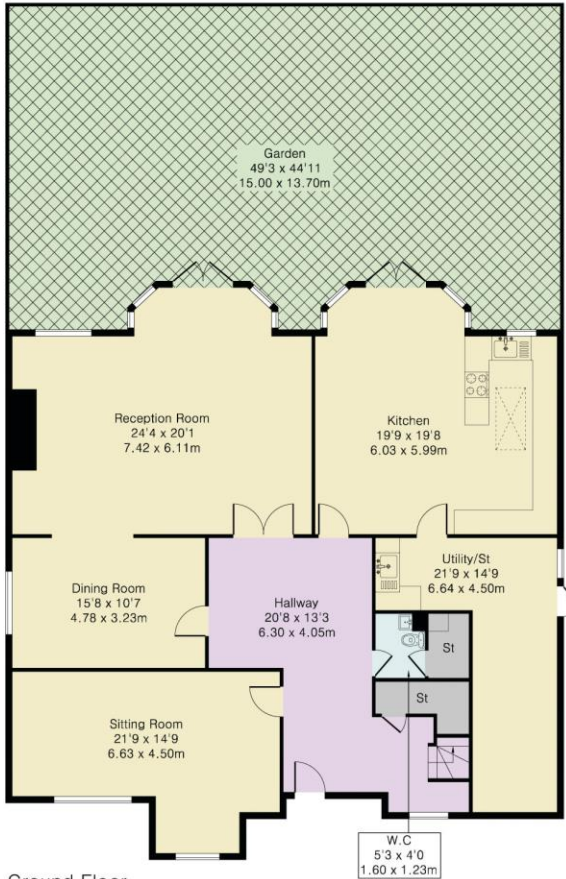
**Rear gated access to property**



**Approximate Gross Internal Area 3047 sq ft - 283 sq m**

Ground Floor Area 1786 sq ft – 166 sq m

First Floor Area 1261 sq ft – 117 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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**STATONS**  
**HADLEY WOOD**

10 Crescent West, Hadley Wood,  
Herts, EN4 OEJ

Tel: 0208 440 9797

Email: [hadley@statons.com](mailto:hadley@statons.com)

**STATONS**  
www.statons.com