



Aaron House,
Parkgate Crescent, Hadley Wood, EN4 0NW



An extremely well presented five-bedroom family residence which has been enhanced and extended to a high specification.

The property is situated in a secluded position in this pleasant crescent benefitting from a southwest facing rear garden backing directly onto Hadley Woods and is within easy access of Hadley Wood mainline station (Moorgate 27 minutes).

As you enter the property there is a large reception hallway with statement sweeping staircase that leads to a galleried landing. There are four reception rooms on the ground floor which include a TV room, family room, study and a dining room which opens on to the kitchen being 'Shaker' style designed with a large centre island with marble work tops and an AGA.

Just off the Hallway is a large utility room with a dog shower with separate side access. To complete the ground floor there is a guest WC off the hallway.

To the first floor there are four double bedroom suites, three of which have either walk in wardrobes or fitted wardrobes. All three have modern fitted shower rooms which are individually designed.

The principal suite has the benefit of two dressing rooms and two en-suites, one of which is a large shower room and the other comprises of a four-piece suite and separate shower along with bespoke built in wardrobes. The principal bedroom has double doors that lead to the roof terrace with views over the rear garden and Hadley Woods.

The mature rear garden offers a sensory experience with mature planted borders and designated entertaining areas across the rear terrace. There is also a Pergola with summer kitchen and family dining area with electric heaters. A resin bonded pathway leads around the garden to a gym and a draw-bridge gate that leads you into Hadley Woods.

There is a further bespoke games room with separate changing / shower room which adjoins the terrace and swimming pool with a state of the art resistance meter enabling continuous swimming.

The rear garden has been designed with entertaining and family living in mind with a designated zones including a pergola and outdoor kitchen with dining area, swimming pool with a resistance turbine, bespoke games room with a luxurious shower / changing room and another outbuilding which is used as a gym. The garden is beautifully landscaped with mature plants shrubs and trees and has a large lawn.

Approach: The property stands behind a timber gated frontage leading to a driveway giving access to front door and providing ample guest parking. Extensive exterior lighting. Hedge borders. Covered veranda entrance. Oak double doors with wrought iron door furniture.

Location: Situated within 0.5 miles of Hadley Wood mainline station and local conveniences. Hadley Wood golf course and tennis club are also within walking distance and educational facilities in the area include Stormont, Lochinver, St Johns, Haberdashers Askes for boys and Haberdashers Askes for girls, Mill Hill school, Belmont, Dame Alice Owen, Haileybury, Queenswood and Queen Elizabeths Girls and Boys schools.





















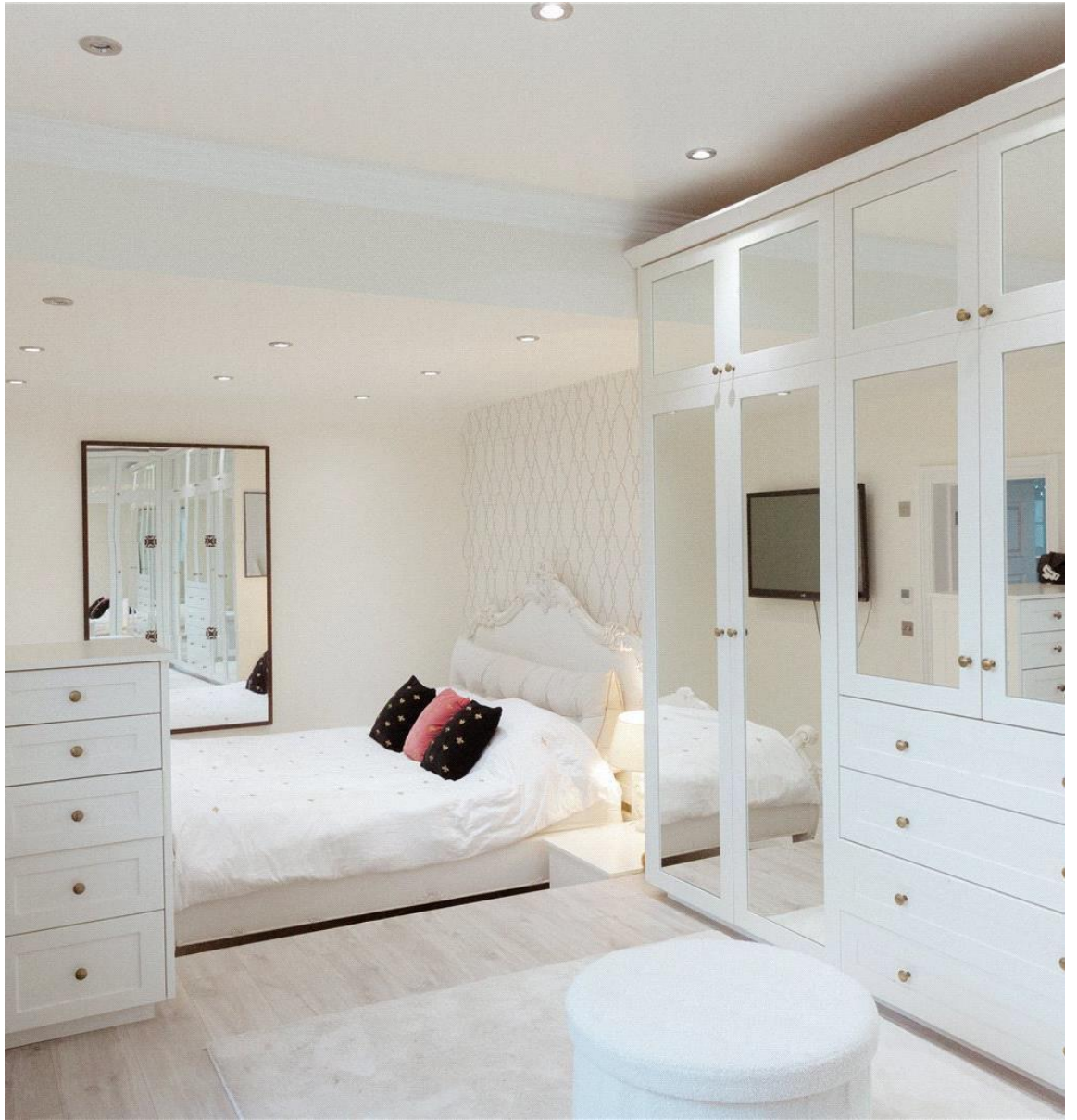






































Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Council Tax - H

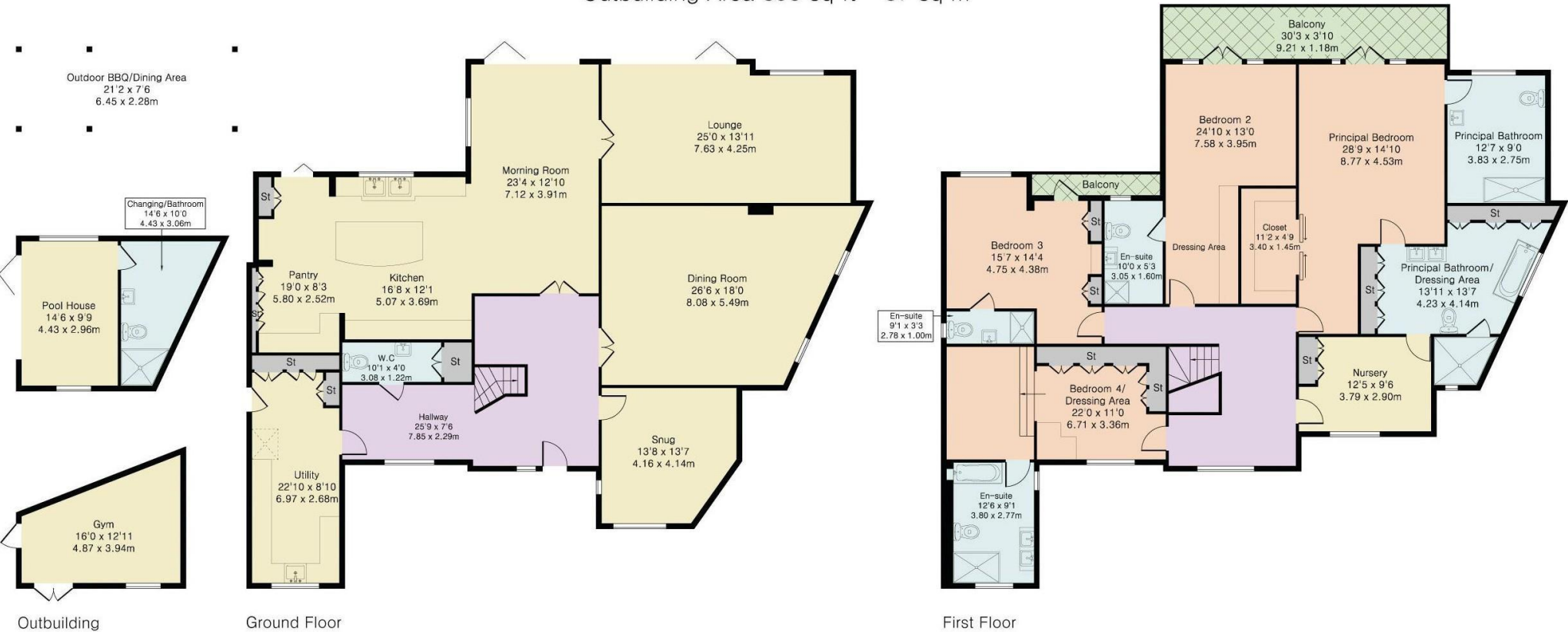
Local Authority - Enfield

Approximate Gross Internal Area 4611 sq ft - 428 sq m

Ground Floor Area 2176 sq ft – 202 sq m

First Floor Area 2037 sq ft – 189 sq m

Outbuilding Area 398 sq ft – 37 sq m





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