



Parkgate Avenue
Hadley Wood, EN4

Parkgate Avenue

A beautifully presented five-bedroom, four-bathroom family home, featuring a large double garage and carriage driveway, situated on one of Hadley Wood's premier roads, just a short walk from the station.

This impressive home offers generous and versatile reception space, together with a modern fitted kitchen that leads to a separate prep kitchen/utility room and adjoins a bright day room/breakfast room overlooking the patio and landscaped rear garden.

Upon entering, you are welcomed by a stunning, warm, and inviting entrance hall, providing access to all principal reception rooms. At the heart of the home is a spacious kitchen, dining area, and lounge, complemented by an additional reception room to the front of the property, offering flexible family living and entertaining space.

The bespoke kitchen is fitted with a range of integrated appliances, while the lounge enjoys tranquil views across the beautifully landscaped rear garden. Adjacent to the kitchen is a utility/prep room with access to the day room and internal entry to the double garage.

On the first floor, the principal bedroom is generously proportioned and benefits from a spacious en-suite bathroom, along with a range of built-in wardrobes. Two further double bedrooms also feature en-suite bathrooms, while a stylish family bathroom serves the remaining two bedrooms.

To the rear, the beautifully landscaped garden offers a large patio area, ideal for outdoor dining and entertaining. The remainder is laid to lawn with thoughtfully planted borders, creating a peaceful and private outdoor retreat.

To the front, the property is attractively landscaped and predominantly paved, with planted borders and a carriage driveway providing ample off-street parking.

Location: Hadley Wood mainline station offers a journey time of approximately 30 minutes to Moorgate and King's Cross. Cockfosters Underground Station (Piccadilly Line) is a short drive away, while Junction 24 of the M25 provides excellent access to the M1 and major airports, including Heathrow, Luton, and Stansted.

The area also offers excellent recreational facilities, including Hadley Wood Golf Club and Tennis Club, together with a wide selection of highly regarded schools, including Stormont, Lochinver, Haberdashers' Aske's (Boys' and Girls'), Mill Hill School, Aldenham, Belmont, Dame Alice Owen's, Haileybury, Queenswood, and Queen Elizabeth's Boys' and Girls' Schools.



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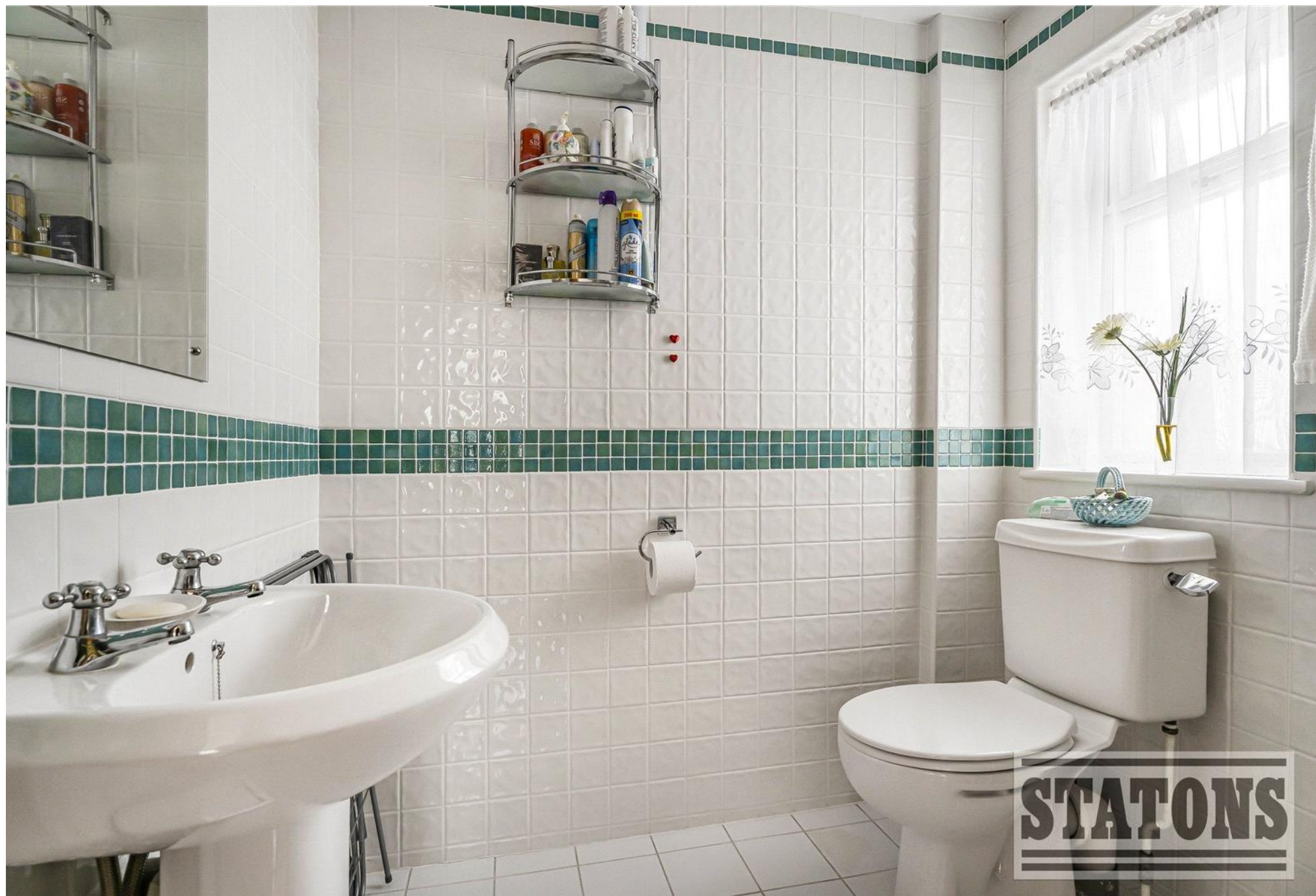
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Council Tax Band: G
Local Authority: Enfield
Tenure: Freehold

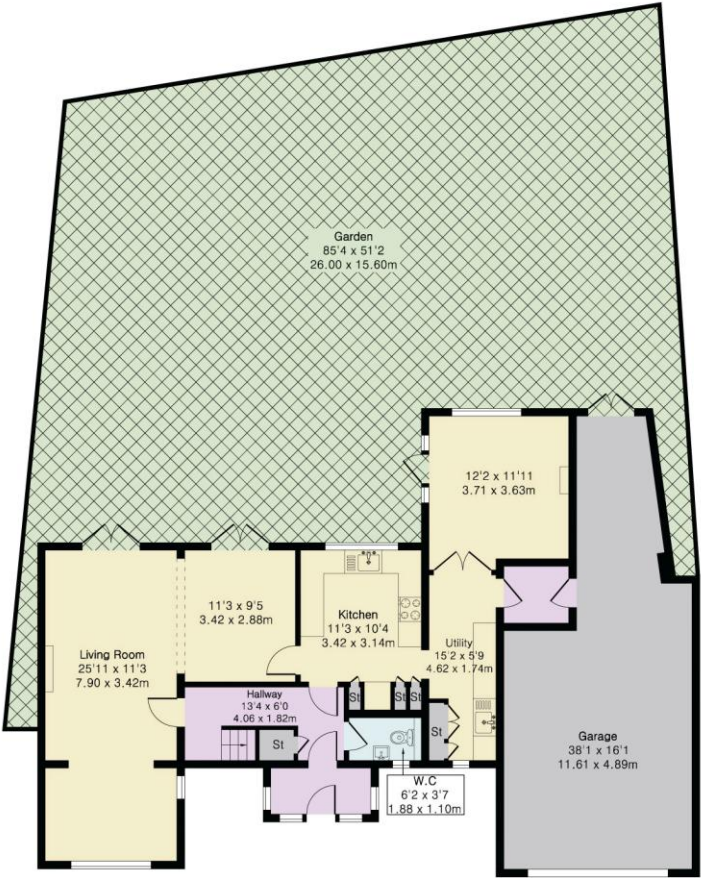
Approximate Gross Internal Area 2680 sq ft - 249 sq m
(Including Garage)

Ground Floor Area 1486 sq ft – 138 sq m

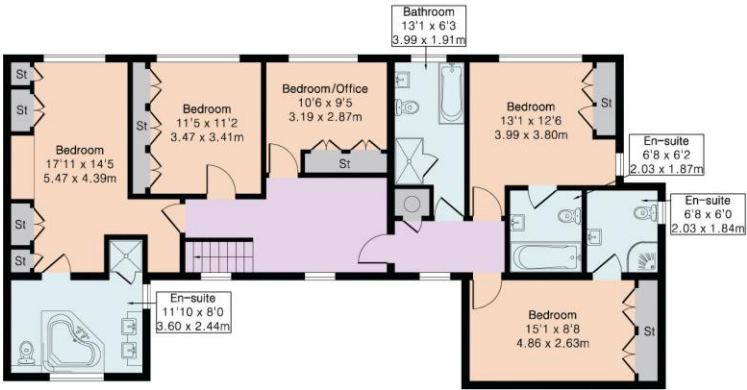
First Floor Area 1194 sq ft – 111 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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