



Parkgate Avenue
Hadley Wood, Herts, EN4 0NN

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A beautifully presented six-bedroom, four-bathroom family home with a garage and carriage driveway, situated on one of Hadley Wood's premier roads just a short walk from the station. The property boasts air conditioning in the open-plan kitchen/lounge area and the principal bedroom, as well as underfloor heating throughout the ground and first floors.

You are welcomed into the property by a stunning, warm, and inviting entrance hall that leads to all reception areas. At the heart of the home is a spacious open-plan kitchen, dining, and lounge area. The bespoke kitchen features integrated Miele appliances, while the lounge offers serene views of the beautifully landscaped garden. Adjacent to the kitchen is a utility room with internal access to the garage. Double doors open into the formal lounge, complete with French sliding doors that lead directly to the garden—perfect for entertaining or relaxing. This floor also offers a formal dining room, a fully fitted office space, and a stylish guest cloakroom, completing the generous and thoughtfully designed layout.

On the first floor, the principal bedroom is a generously sized retreat with views over the garden. It features a modern en suite bathroom with both a bath and shower, double sinks, and a walk-in wardrobe. The second bedroom benefits from built-in wardrobes and its own en suite bathroom. Completing this floor are two further spacious double bedrooms and a contemporary family bathroom.

The second floor offers two additional well-proportioned bedrooms and a stylish shower room. The rear of the property is beautifully landscaped, featuring a large patio area perfect for outdoor dining and entertaining. The remainder of the garden is laid to lawn with thoughtfully planted borders, creating a peaceful and private outdoor haven.

The front of the property is landscaped and mainly paved, with attractive planted borders and a carriage driveway offering ample off-street parking.



Location: Hadley Wood mainline station offers a 30 minute journey time to Moorgate and Kings cross and Cockfosters underground station (Piccadilly line) is a short drive away, as is junction 24 of the M25 which provides an excellent link to the M1 and all major airports including Heathrow, Luton and Stanstead. Recreational facilities in the area include Hadley Wood Golf Club and Tennis Club. The area is also well served by educational facilities which include Stormont, Lochinver, Haberdashers' Aske's for Boys, Haberdashers' s for Girls, Mill Hill School, Aldenham, Belmont, Dame Alice Owen, Haileybury, Queenswood, Queen Elizabeth's Boys school and Queen Elizabeth's Girls School.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: H















































Approximate Gross Internal Area 3413 sq ft - 317 sq m

Ground Floor Area 1718 sq ft – 160 sq m

First Floor Area 1206 sq ft – 112 sq m

Top Area 489 sq ft – 45 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.



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

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