



Waggon Road
Hadley Wood, EN4 0HL



An Architectural Gem in Hadley Wood, A Masterpiece of Modern Luxury and Elegance

Nestled along one of Hadley Wood's most prestigious and picturesque tree-lined country roads, this exceptional contemporary family residence offers an exquisite fusion of architectural brilliance, refined luxury, and everyday comfort.

Crafted for discerning families who value space, sophistication and seamless living, this remarkable home spans three elegantly appointed floors - each flowing effortlessly with natural light, considered design, and timeless character.

Ground Floor – Where Grand Design Meets Everyday Functionality

On entering the dramatic double-height entrance hall, you are immediately struck by a sense of scale and calm sophistication. Bespoke finishes and clean architectural lines set the tone for the home's refined interior.

At the heart of the property lies a stunning open-plan kitchen and reception space. The sleek, modern kitchen is equipped with premium integrated appliances, a striking central island with wine fridge, and a stylish breakfast bar - perfect for morning routines or relaxed evenings. Adjoining this is a discreet, well-equipped utility room providing further storage and appliance space.

The expansive reception area, enjoying a southerly aspect and floor-to-ceiling glazing, is bathed in natural light throughout the day. Ideal for both everyday living and elegant entertaining, the space flows seamlessly into the beautifully landscaped rear garden - an idyllic setting for alfresco dining and summer gatherings.

Further ground floor highlights include a state-of-the-art cinema room, a versatile studio or home office, and a tastefully appointed guest cloakroom.

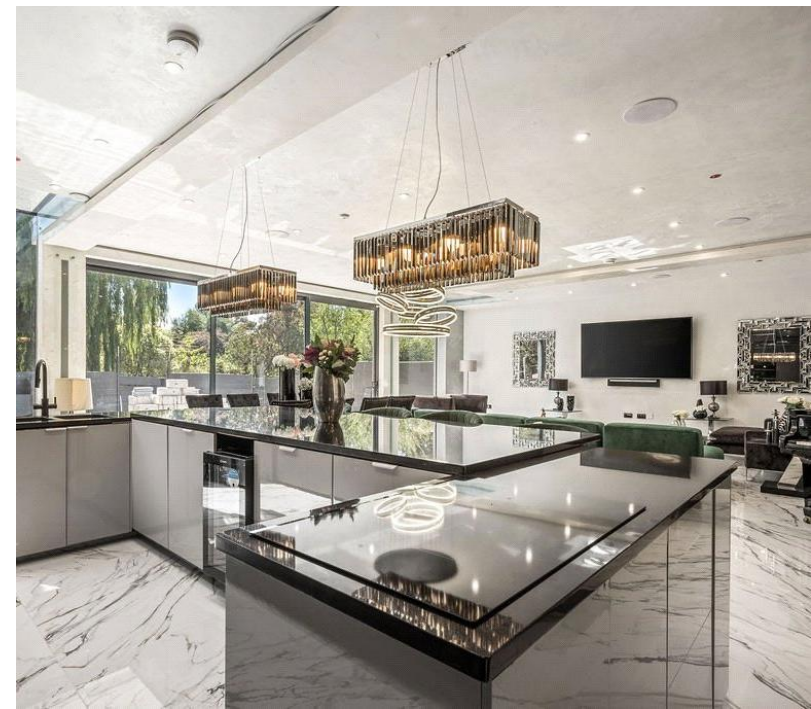
First Floor – Elegant Private Quarters

A striking staircase ascends to the first floor, where three luxurious bedroom suites await. Each enjoys its own en-suite bathroom and bespoke dressing room, offering privacy and indulgence in equal measure. The principal suite is a true sanctuary, featuring a Juliet balcony with tranquil views over the rear garden - perfect for a quiet morning coffee or sunset reflection.

Second Floor – Light-Filled Leisure and Versatility

The top floor houses two additional spacious bedroom suites, each with its own en-suite and dressing area. A generous, light-filled family or reception room completes this level, enhanced by skylights and floor-to-ceiling windows—providing a peaceful retreat for relaxation, recreation or family time.

































Location & Lifestyle

- Hadley Wood & Cockfosters – North London Living at Its Finest
- This exceptional home is perfectly positioned in Hadley Wood - an exclusive North London enclave renowned for its mature trees, elegant homes, and village-like charm.

Local Amenities

- Hadley Wood Golf Club – A prestigious 18-hole course set amidst stunning parkland, just moments away.
- Trent Park & Grovelands Park – Expansive open spaces offering woodland walks, lakes, picnic areas and equestrian trails.
- Boutique shops & cafés – The charming high streets of Cockfosters and Hadley Wood boast a mix of independent retailers, fine dining options, and artisan cafés.
- Health & Fitness – Residents have access to private gyms, yoga studios, wellness centres, and local tennis and country clubs.

Education

- Hadley Wood Primary School – Highly regarded and within walking distance.
- A wide range of independent and preparatory schools are located within easy reach, catering for all age groups and academic pathways.
- Nurseries and early learning centres are available locally for younger children, providing a strong start in nurturing settings.

Transport Links

- Hadley Wood Station – Less than half a mile away, offering direct rail services to Moorgate and London King's Cross in under 30 minutes.
- Cockfosters Underground Station (Piccadilly Line) – Around 1.5 miles away, providing swift tube access to Central London and Heathrow Airport.
- M25, A1 and M1 motorways – Conveniently located for quick access across Greater London and further afield.












Waggon Road, EN4

Approximate Gross Internal Area = 4803 sq ft / 446.2 sq m
(Excluding Void)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 





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