



Courtleigh Avenue
Hadley Wood, EN4



Courtleigh Avenue

An Impressive Five/Six Bedroom Detached Family Home in the Heart of Hadley Wood

Situated in one of Hadley Wood's most desirable locations, this well-proportioned residence offers spacious and versatile living, ideal for modern family life.

Upon entering, you are greeted by a generous entrance hall that sets the tone for the rest of the home.

The bright and airy through lounge enjoys uninterrupted views over the stunning, landscaped rear garden and benefits from an abundance of natural light.

The kitchen diner offers ample space for both cooking and entertaining, with direct access to the rear garden perfect for al fresco dining.

Adjacent to the breakfast area is a versatile additional reception room, ideal as a playroom, home office, or guest bedroom. A convenient downstairs WC and an integral garage complete the ground floor.

The first floor offers five generously sized bedrooms and a family bathroom, providing flexible accommodation across the first floor.

The rear garden is a true highlight, thoughtfully designed with a spacious patio, manicured lawn, and an array of mature plants, shrubs, and trees, providing a private and tranquil outdoor space.

To the front, a carriage driveway offers ample off-street parking for multiple vehicles, framed by neatly maintained shrubbery for enhanced curb appeal.

The property also offers excellent potential for extension (STPP), including the possibility of broadening the first-floor to create spacious bedrooms with en-suites and/or a bigger family bathroom; as well as extending the ground-floor to create an open-plan kitchen or spacious living area and converting the garage to create a self-contained annexe.

Location: Ideally positioned in the heart of Hadley Wood, this home is within easy reach of local shops, a primary school, and the mainline station. Hadley Wood's prestigious golf and tennis clubs are nearby, and the M25 is just a short drive away.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area 1646 sq ft - 153 sq m

Ground Floor Area 976 sq ft – 91 sq m

First Floor Area 670 sq ft – 62 sq m





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