

Broadgates Avenue Hadley Wood, EN4





Broadgates Avenue

A stunning five bedroom detached family residence, nestled in a peaceful residential turning in the highly sought-after heart of Hadley Wood, offering exceptional family living and featuring underfloor heating, air conditioning, and a fully integrated Lightwave smart home system throughout the house.

The property welcomes you with a spacious open entrance hall, seamlessly flowing into a bright and elegant formal lounge featuring sliding doors that open onto the garden.

The heart of the home is the stunning open-plan super room, which boasts a luxury bespoke fitted kitchen with a central island and curved breakfast bar, complemented by a full range of integrated Miele appliances. This expansive versatile space provides ample room for dining and a lounge area. Just off the kitchen is a practical utility room and internal access to the garage.

Completing the ground floor are two additional reception rooms currently used as offices and a guest cloakroom.

The principal bedroom is an impressively spacious and refined retreat, featuring bespoke built-in wardrobes, a beautifully appointed modern tiled en-suite bathroom, and a Juliet balcony. There are two further generously sized double bedrooms on this floor, each complete with fitted wardrobes and en-suite bathrooms. To complete the floor, there is an elegant family bathroom featuring a freestanding bath.

The top floor offers two additional spacious bedrooms, both with bespoke fitted wardrobes and Juliet balconies.

The rear of the property boasts a generous patio area, perfect for al fresco dining, with steps descending to a mature, beautifully landscaped garden. The garden is predominantly laid to lawn, featuring an astroturf area ideal for children, and bordered by thoughtfully designed, well established planting.

At the far end, a bespoke garden room offers a stylish retreat, currently configured as a bar and TV lounge, complete with a shower room creating the perfect space for entertaining or relaxing in complete privacy.

The front of the property is paved, providing ample space for offstreet parking.

Location: Within easy reach of Hadley Wood mainline station, Cockfosters underground station and the M25. As well as recreational facilities close by including Hadley Wood Golf Club and Tennis Club.

















































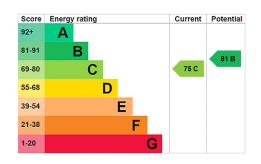


Council Tax: H Local Authority: Enfield

Tenure: Freehold

Approximate Gross Internal Area 5000 sq ft - 465 sq m

Ground Floor Area 2699 sq ft – 251 sq m First Floor Area 1491 sq ft – 139 sq m Second Floor Area 810 sq ft – 75 sq m











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