



**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 off-street 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.



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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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