



Kingwell Road
Hadley Wood EN4

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Situated on a popular road in Hadley Wood is this newly built luxury residence offering exceptional living space arranged over four floors.

The impressive entrance hallway creates an immediate sense of grandeur and provides access to a study, a formal reception room, and a beautifully designed kitchen/dining room. The kitchen features sleek finishes and opens onto the landscaped patio and garden through expansive sliding doors perfect for summer entertaining. This floor is further complemented by a well-appointed utility room and a stylish guest cloakroom.

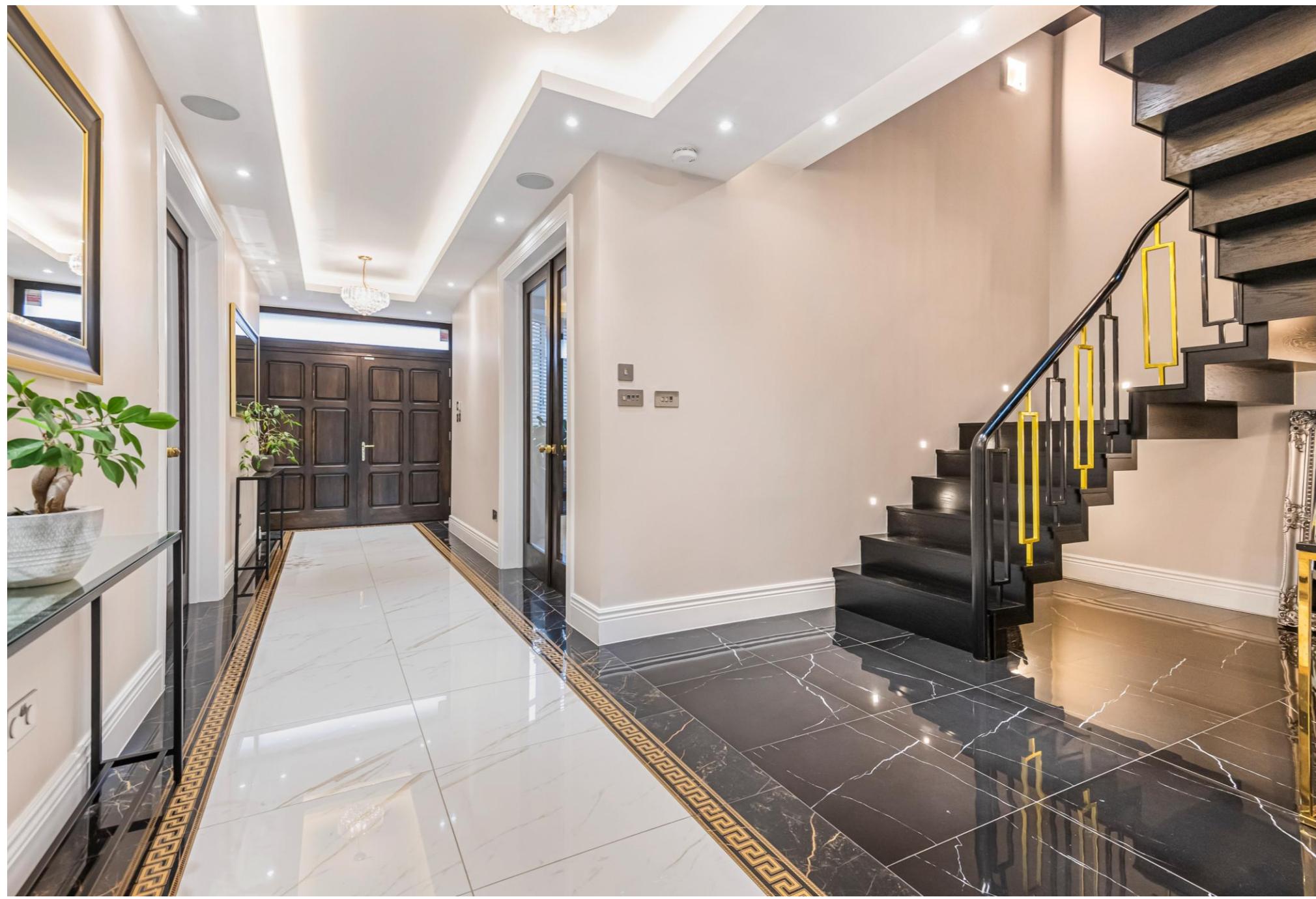
On the first floor, a generously proportioned landing leads to four bedrooms. The principal suite boasts a walk-in wardrobe and a stunning en-suite bathroom with a freestanding bath and twin 'his and hers' sinks. A luxurious family bathroom completes this level.

The second floor offers two additional double bedrooms, both served by a luxury family bathroom, along with useful eaves storage.

The lower ground floor houses an impressive leisure complex, complete with a heated swimming pool and spa facilities. This level also benefits from a fully fitted wine cellar.

Externally, the rear garden provides a private haven with a large patio area, ideal for outdoor dining and entertaining. To the front, the property is set behind a spacious carriage driveway offering ample off-street parking and access to the integral 25ft-deep garage.





























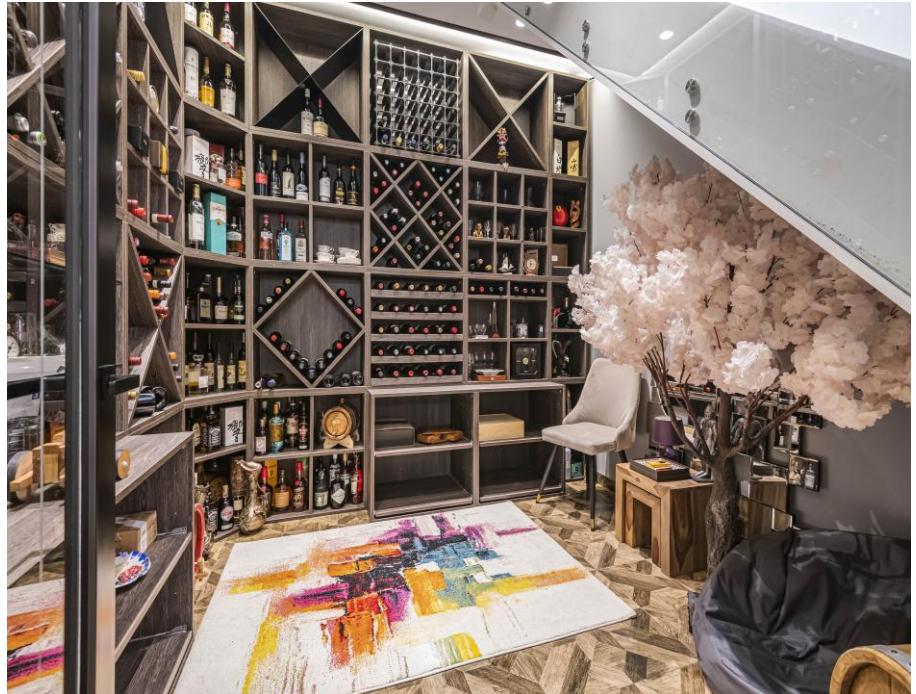


















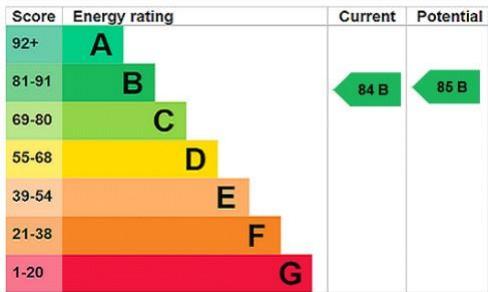












**Approximate Gross Internal Area 5142 sq ft - 478 sq m
(Including Garage & Excluding Outbuilding)**

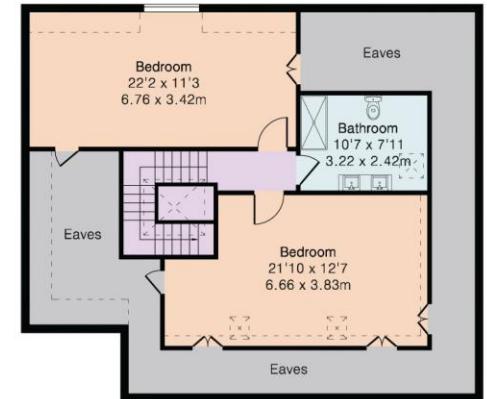
Lower Ground Floor Area 1354 sq ft - 126 sq m

Ground Floor Area 1808 sq ft - 168 sq m

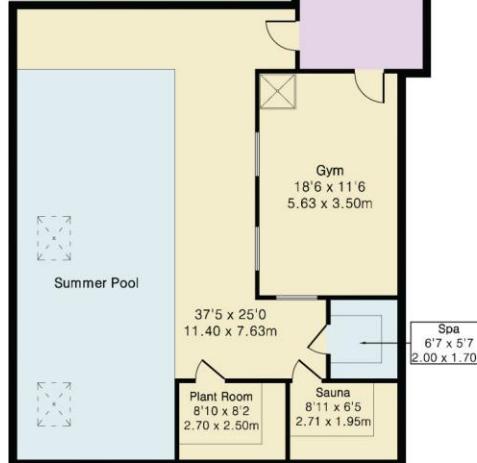
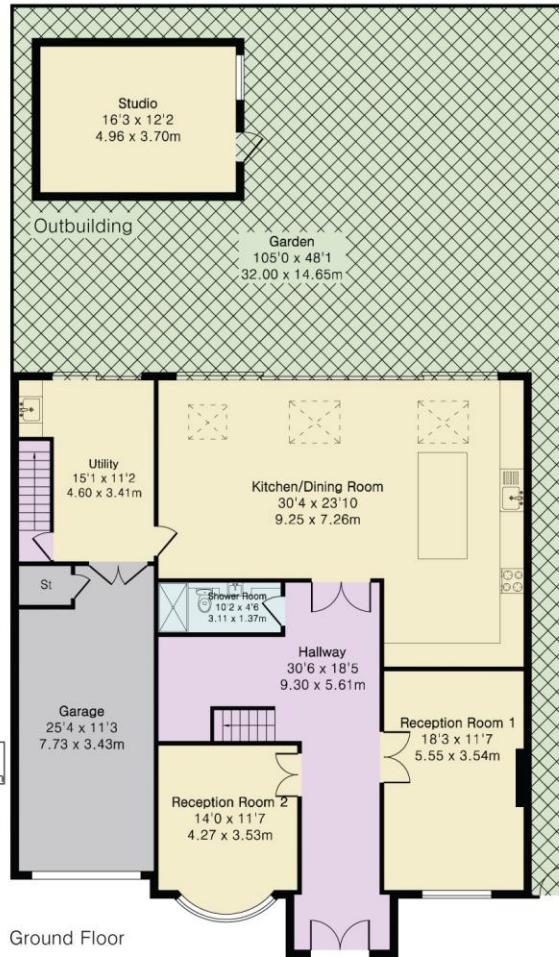
First Floor Area 1293 sq ft - 120 sq m

Top Floor Area 687 sq ft - 64 sq m

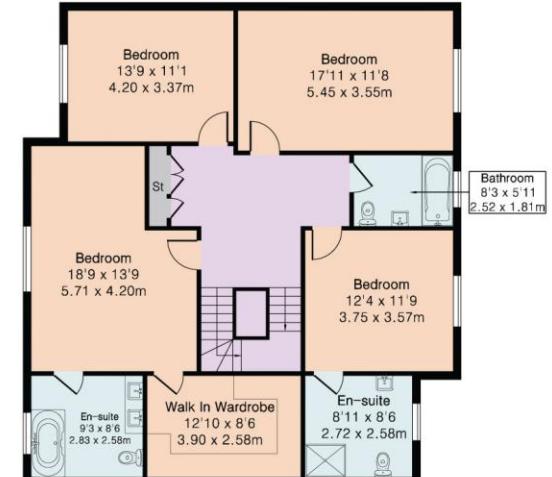
Outbuilding Area 198 sq ft - 18 sq m



Top Floor



Lower Ground Floor



First Floor

Local Authority:
Enfield
Council Tax Band: H
Tenure: FREEHOLD



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

