



**Broadgates Avenue**  
**Hadley Wood, EN4**







# Broadgates Avenue

This exceptional six-bedroom detached home, extending to approximately 6,068 sq. ft., is beautifully positioned within an exclusive, peaceful cul-de-sac in the prestigious heart of Hadley Wood.

Set on a meticulously landscaped 0.32-acre plot and backing directly onto Hadley Woods, this residence offers a seamless blend of refined luxury, contemporary comfort, and versatile living across three meticulously designed floors.

## Key Features

- Full air-conditioning
- Underfloor heating
- Four luxurious en-suite bathrooms
- Expansive ground-floor living and entertaining spaces
- Fully equipped gym
- Exclusive cul-de-sac location
- Bose integrated ceiling speakers

A grand entrance door opens into an impressive reception hallway, immediately showcasing the home's scale and elegance. Two refined formal reception rooms unfold from here, currently arranged as an opulent open-plan lounge/dining area and an elegant TV room, both opening onto the rear terrace, allowing a seamless connection between indoor and outdoor living.

Double doors lead to the showpiece kitchen super room, appointed with bespoke Poggenpohl cabinetry, sleek contemporary worktops, and a full suite of integrated Miele, Wolf, and Sub-Zero appliances. A spacious utility room with internal garage access and a guest cloakroom with adjoining WC complete the sophisticated and practical ground-floor layout.

The first floor comprises four generously proportioned bedrooms, each with a luxurious en-suite bathroom and either bespoke fitted cabinetry or walk-in dressing rooms. The principal suite features an expansive dressing area and a sumptuous four-piece en-suite bath and shower. Additional suites include built-in wardrobes with en-suite showers, elegant Carrara marble finishes, and spacious walk-in dressing areas. A further room, currently a bespoke study, offers an ideal home office environment.

The second floor has been thoughtfully designed to offer exceptional flexibility. It includes a family bathroom, an additional guest bedroom, a fully equipped gym, a secondary utility room, and a versatile room suitable as a cinema, games room, or additional bedroom.

The west-facing rear garden is a true sanctuary, extending approximately 117 ft in depth and 63 ft at its widest. Directly adjoining Hadley Woods, it features a large principal terrace, a beautifully landscaped formal lawn, and an upper-level terrace with a substantial outbuilding, ideal for an outdoor kitchen, studio, or garden room.

To the front, an immaculate landscaped carriage driveway provides generous off-street parking and access to the double garage.

**Location:** Ideally positioned for connectivity, the home is an 11-minute walk from Hadley Wood mainline station, with direct services to Moorgate in approximately 30 minutes. Cockfosters Underground Station (Piccadilly Line) is just 3 miles away, while Junction 24 of the M25 provides swift access to major motorways and international airports. The area is renowned for outstanding schools, premier leisure amenities including Hadley Wood Golf and Tennis Club and the boutique conveniences of Crescent West, featuring restaurants, a health club, hairdressers, and local shops.











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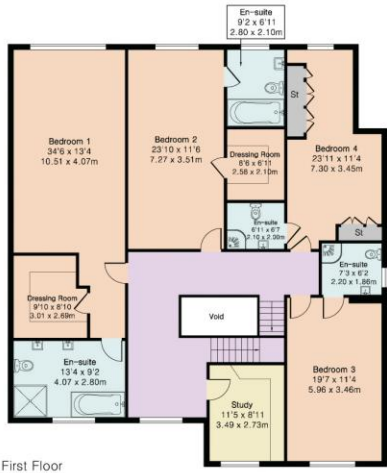
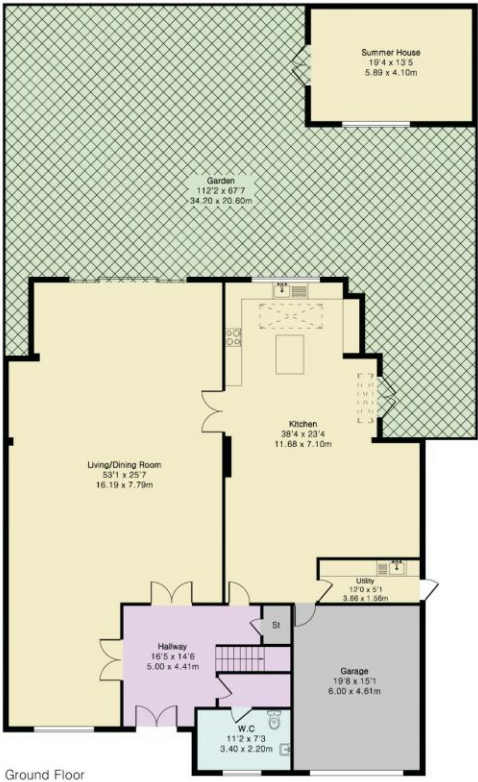
Council Tax: G  
Local Authority: Enfield  
Tenure: Freehold



Approximate Gross Internal Area 6068 sq ft - 564 sq m  
(Excluding Outbuilding/ Including Garage)

Ground Floor Area 2601 sq ft – 242 sq m  
First Floor Area 1970 sq ft – 183 sq m  
Loft Floor Area 1497 sq ft – 139 sq m  
Outbuilding Area 260 sq ft – 24 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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