



Parkgate Crescent

Hadley Wood, EN4





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Situated in a quiet enclave in the heart of Hadley Wood, this attractive detached three-bedroom family home offers comfortable living in a highly desirable location. Set within a beautifully landscaped plot of approximately 0.2 acres, the property features a mature rear garden extending to around 130ft, providing a wonderful setting for outdoor relaxation and entertaining.

Ground Floor: The welcoming entrance hall leads to a formal living room, which opens through to a spacious lounge overlooking the garden. A separate dining room provides an ideal space for family meals and gatherings. The kitchen is accessed from the hallway and completing the ground floor are a guest WC and a walk-in wet room.

First Floor: Upstairs, a bright and generous landing provides access to three well-proportioned double bedrooms, a family bathroom, and a further wet room, offering flexibility and convenience for modern family life. In addition, the loft is boarded and fitted with lighting, providing valuable extra storage space.

Exterior: The rear garden, extending to approximately 130ft, is beautifully maintained with a mature lawn, well-established plants, shrubs, and trees, creating a sense of privacy and tranquillity. The front garden is attractively landscaped and offers off-street parking across a frontage of about 43ft. The property also benefits from a spacious garage which provides secure parking as well as additional storage space. The property presents excellent potential for extension, subject to the necessary planning permissions.

Location: Ideally located within 0.5 miles of Hadley Wood Mainline Station and close to local shops and amenities, the property enjoys easy access to Hadley Wood Golf Club and Tennis Club. The area is renowned for its excellent schooling options, including Stormont, Lochinver House, St John's, Haberdashers' Aske's Boys' and Girls' Schools, Mill Hill School, Belmont, Dame Alice Owen's, Haileybury, Queenswood, and Queen Elizabeth's Boys' and Girls' Schools.



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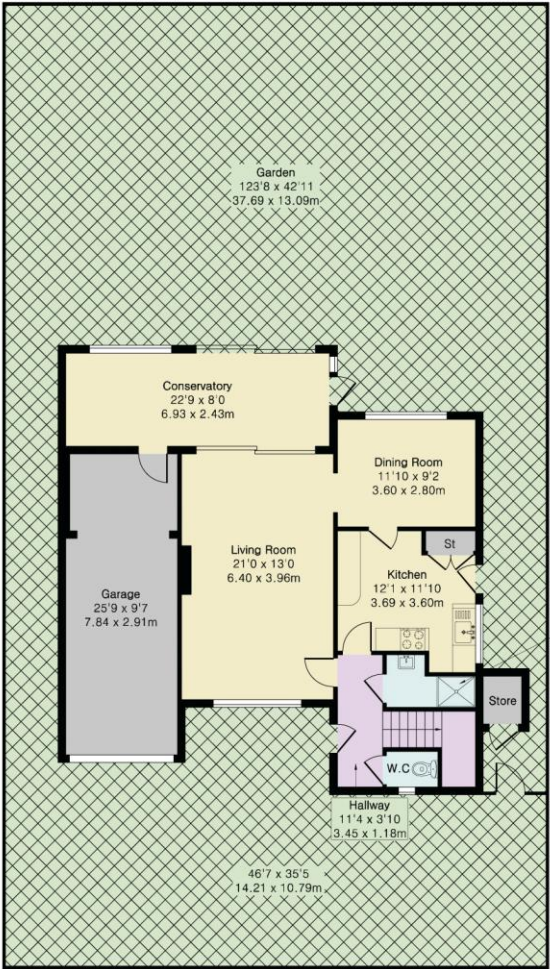
Council Tax: G
Local Authority: Enfield
Tenure: Freehold

Approximate Gross Internal Area 1870 sq ft - 174 sq m
(Including Garage)

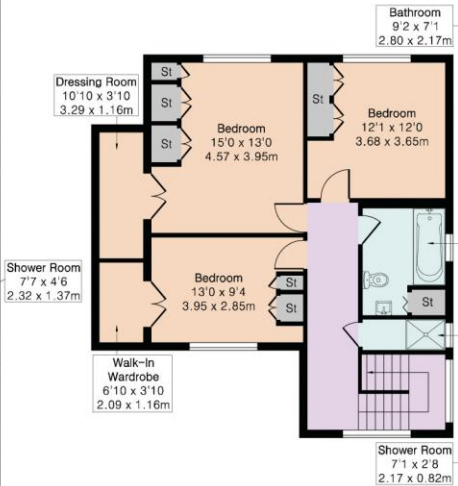
Ground Floor Area 1100 sq ft – 102 sq m
Second Floor Area 770 sq ft – 72 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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