



Lancaster Avenue  
Hadley Wood, EN4

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## Lancaster Avenue

This stunning and beautifully presented detached residence is situated on one of Hadley Wood's most sought-after roads, offering spacious and versatile accommodation arranged over approximately 3,300 sq ft, and is set within a plot of approximately 0.2 of an acre.

A grand entrance hallway leads to a stylish and contemporary fitted kitchen with double doors opening onto the south facing rear garden, perfect for entertaining. The bright and airy living room also features bi-fold doors leading to the garden, creating a seamless indoor-outdoor flow.

Additional rooms on this level include a formal dining room, a private study, a utility room, and a guest cloakroom.

The first floor offers four generous bedrooms. The principal bedroom suite includes a balcony with seating and table, and is also south facing, a luxurious en-suite bathroom, and a walk-in wardrobe. Bedroom two also benefits from an en-suite shower room. Two further bedrooms are served by a modern family bathroom.

On the top floor, there are two double bedrooms sharing a stylish Jack and Jill bathroom, along with an additional room currently used as a TV room ideal for relaxation or could serve as a seventh bedroom if desired.

The south facing rear garden features a generous patio area, a well-maintained lawn, and mature shrub borders, providing a private and tranquil outdoor space. To the front, there is off-street parking and access to a double garage with electric door.

Location: Set in this tree-lined avenue within easy reach of Hadley Wood's local shops, mainline station (Moorgate approx. 30 mins) and primary school. Additional amenities are provided at High Barnet, Potters Bar, and Cockfosters, and the M25 is a short drive away. There are many excellent schools within easy reach, and recreational pursuits are well catered for.



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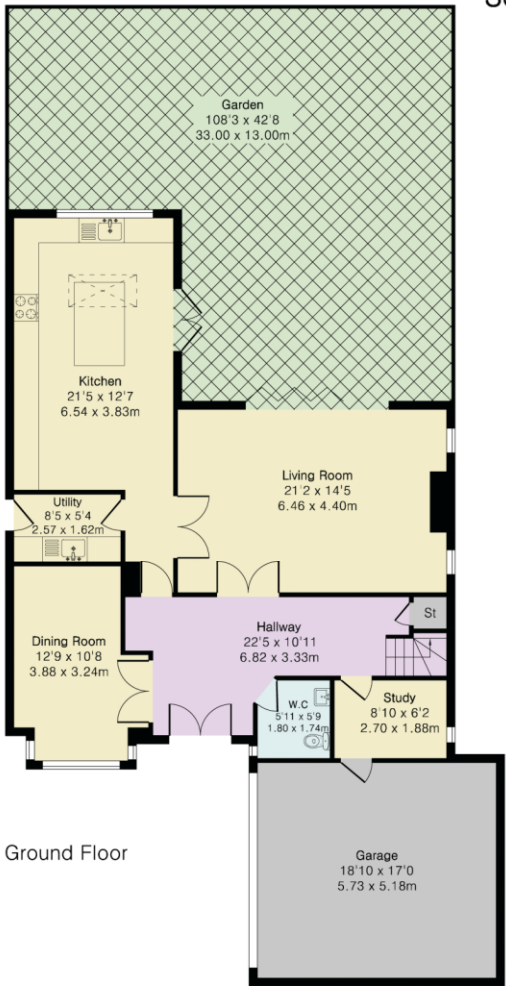
Council Tax: H  
 Local Authority: Enfield  
 Tenure: Freehold

**Approximate Gross Internal Area 3293 sq ft - 303 sq m  
 (Including Garage)**

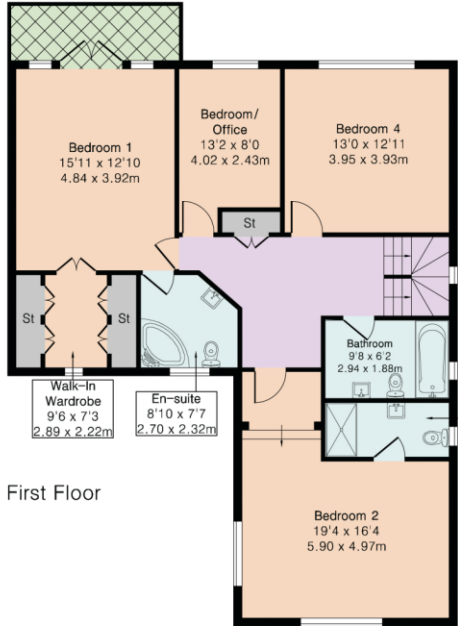
Ground Floor Area 1106 sq ft – 103 sq m  
 First Floor Area 1124 sq ft – 104 sq m  
 Second Floor Area 744 sq ft – 69 sq m  
 Garage Area 319 sq ft – 27 sq m



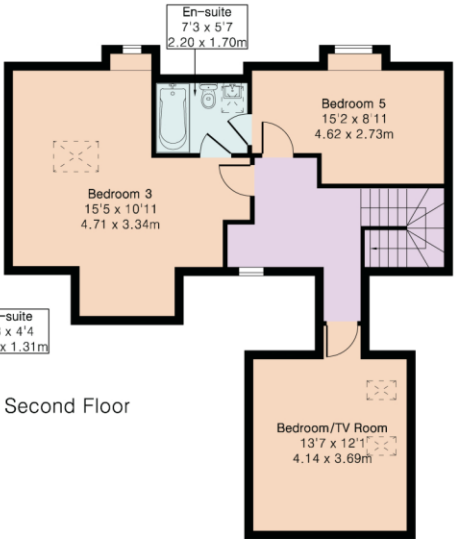
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First 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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