



Waggon Road
Hadley Wood, EN4



Waggon Road

Nestled along one of Hadley Wood's most prestigious and picturesque tree-lined country roads, this well-presented 5-bedroom detached family home offers spacious and versatile living accommodation throughout.

You are welcomed into a large, characterful entrance hallway with wood panelling, which connects to all the reception rooms. The lounge with inter-communicating dining room offers beautiful views of the garden. The spacious kitchen/breakfast room features integrated kitchen appliances and leads through to a separate utility room. The garage has been converted into a home gym. To complete the ground floor, there is a study and a downstairs cloakroom.

To the first floor, there are five good-sized bedrooms, two of which benefit from en-suite bathrooms, along with a family shower room.

The rear of the property is south-facing and mainly laid to lawn, extending to approximately 150ft, with planted tree borders providing complete privacy, a patio area, and two good-sized outbuildings.

The front of the property features a wide, set-back carriage driveway, providing plenty of off-street parking.

Location: Situated on the fringe of greenbelt countryside on the south side of Waggon Road within easy reach of Hadley Wood's local shops, Hadley Wood Primary School and mainline station. Trent Country Park is close at hand and the M25 is a short drive away.





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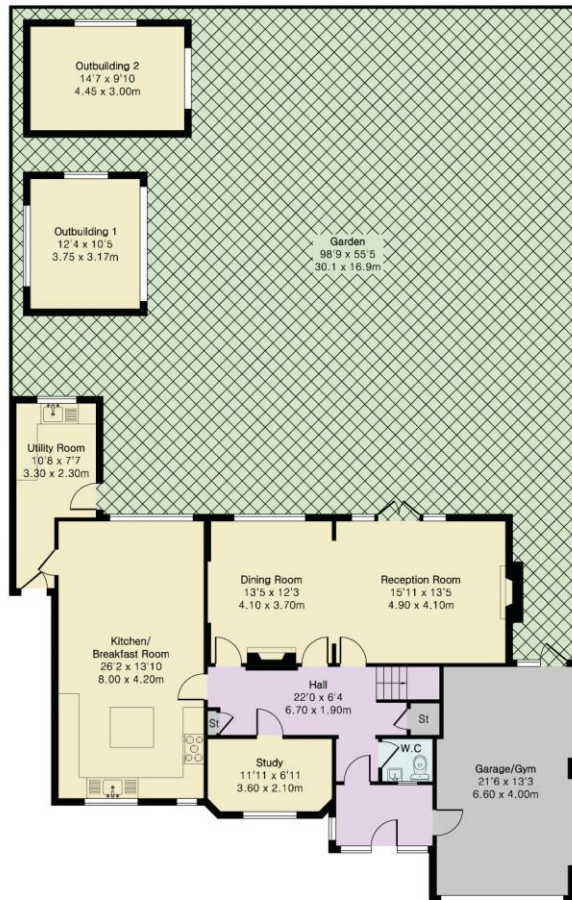
**Approximate Gross Internal Area 2379 sq ft - 221 sq m
(Excluding Outbuilding)**

Ground Floor Area 1429 sq ft – 133 sq m

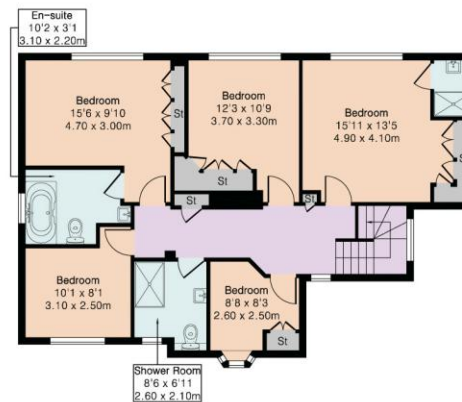
First Floor Area 950 sq ft – 88 sq m

Outbuilding Area 272 sq ft – 25 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First 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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