



Kingwell Road  
Hadley Wood, EN4



# Kingwell Road

A beautifully presented five detached family home situated on a highly sought after road in the heart of Hadley Wood.

The property welcomes you with a spacious entrance hallway leading through to an open-plan kitchen, living and dining area, ideal for modern family living and entertaining. There is a separate reception room and an additional family room, offering versatile living space. Further benefits on the ground floor include access to the garage and a convenient guest cloakroom.

Upstairs, the impressive principal bedroom features a walk in wardrobe and a stylish en-suite shower room. There are three further generously sized double bedrooms, all served by a contemporary family bathroom. A particular highlight of the first floor is the beautifully appointed dressing room, offering a luxurious and dedicated space. A staircase leads to an additional upper-level room, perfect for use as a games room, home office or hobby space.

Externally, the rear garden boasts a large patio area, ideal for outdoor dining, with the remainder mainly laid to lawn. To the front, the property benefits from a carriage driveway providing ample off street parking for several vehicles.

Situated within easy reach of the amenities of Hadley Wood, the property also benefits from excellent transport connections via Hadley Wood railway station, which provides regular services to Moorgate in approximately 30 minutes.

The area is particularly popular with families due to its proximity to well-regarded schooling, including Hadley Wood Primary School.

For leisure and recreation, residents can enjoy the nearby Hadley Wood Golf Club, one of North London's most established golf clubs, while the open green spaces and walking trails of Trent Country Park are also close by. The M25 motorway is just a short drive away, providing convenient road access to the wider motorway.





**STATONS**



**STATONS**



**STATONS**



**STATONS**



**STATONS**





**STATONS**



**STATONS**



**STATONS**



**STATONS**



**STATONS**



**STATONS**



**STATONS**



**STATONS**



**STATONS**

Council Tax: G  
 Local Authority: Enfield  
 Tenure: Freehold

Approximate Gross Internal Area 3119 sq ft - 290 sq m  
 (Including Garage & Excluding Eaves)  
 Ground Floor Area 1562 sq ft – 145 sq m  
 First Floor Area 1250 sq ft – 116 sq m  
 Room-In Roof Area 307 sq ft – 29 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Room-In Roof



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.





**STATONS**

**STATONS  
HADLEY WOOD**

10 Crescent West, Hadley Wood,  
EN4 0EJ

Tel: 020 8440 9797

Email: [hadley@statons.com](mailto:hadley@statons.com)

**STATONS**  
www.statons.com