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Broadgate Avenue

Hadley Wood EN4

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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.

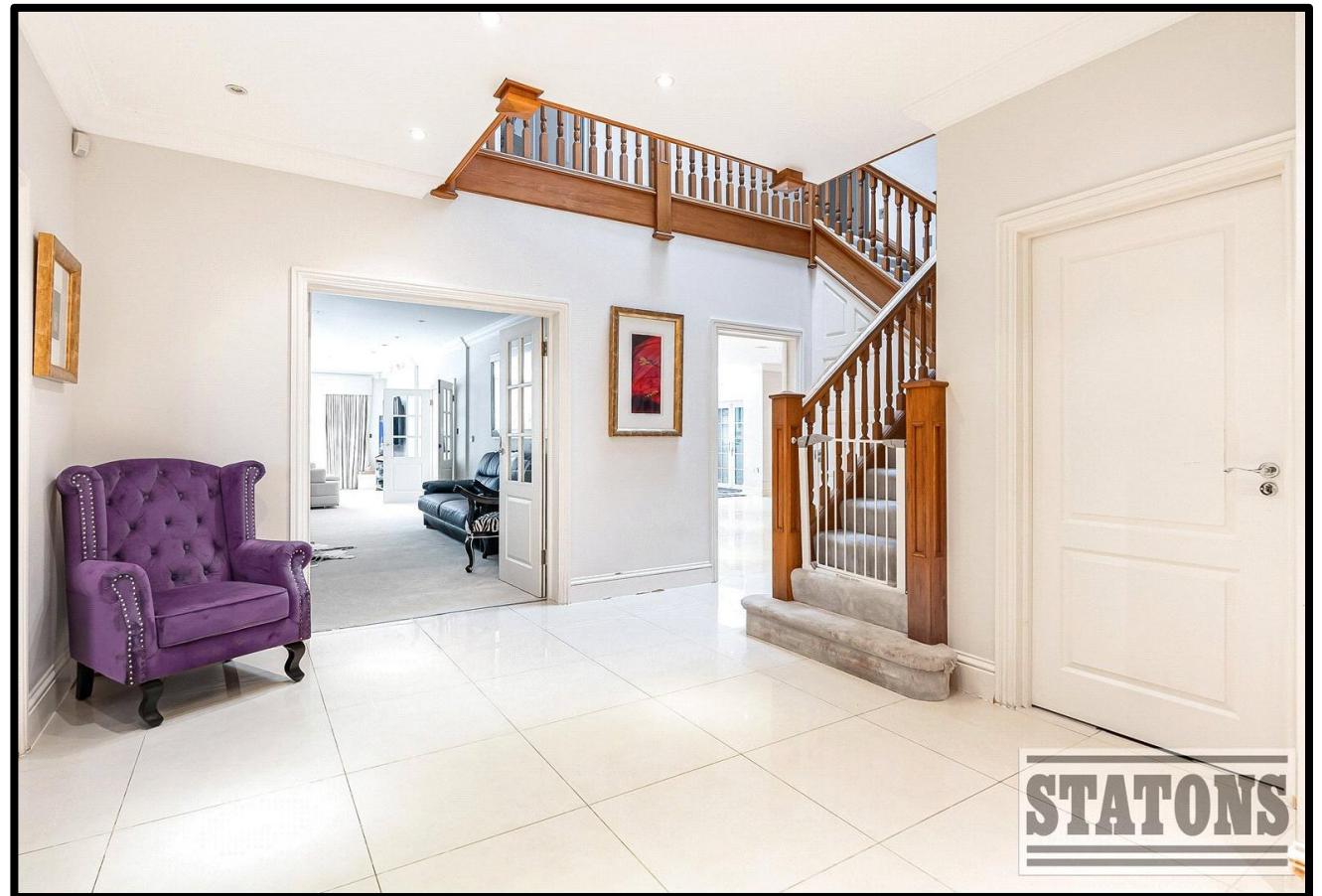
A grand entrance door opens into an impressive reception hallway, immediately showcasing the home's scale and elegance. Two refined formal reception rooms unfold from here, currently arranged as an opulent open-plan lounge/dining area and an elegant TV room, both opening onto the rear terrace, allowing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

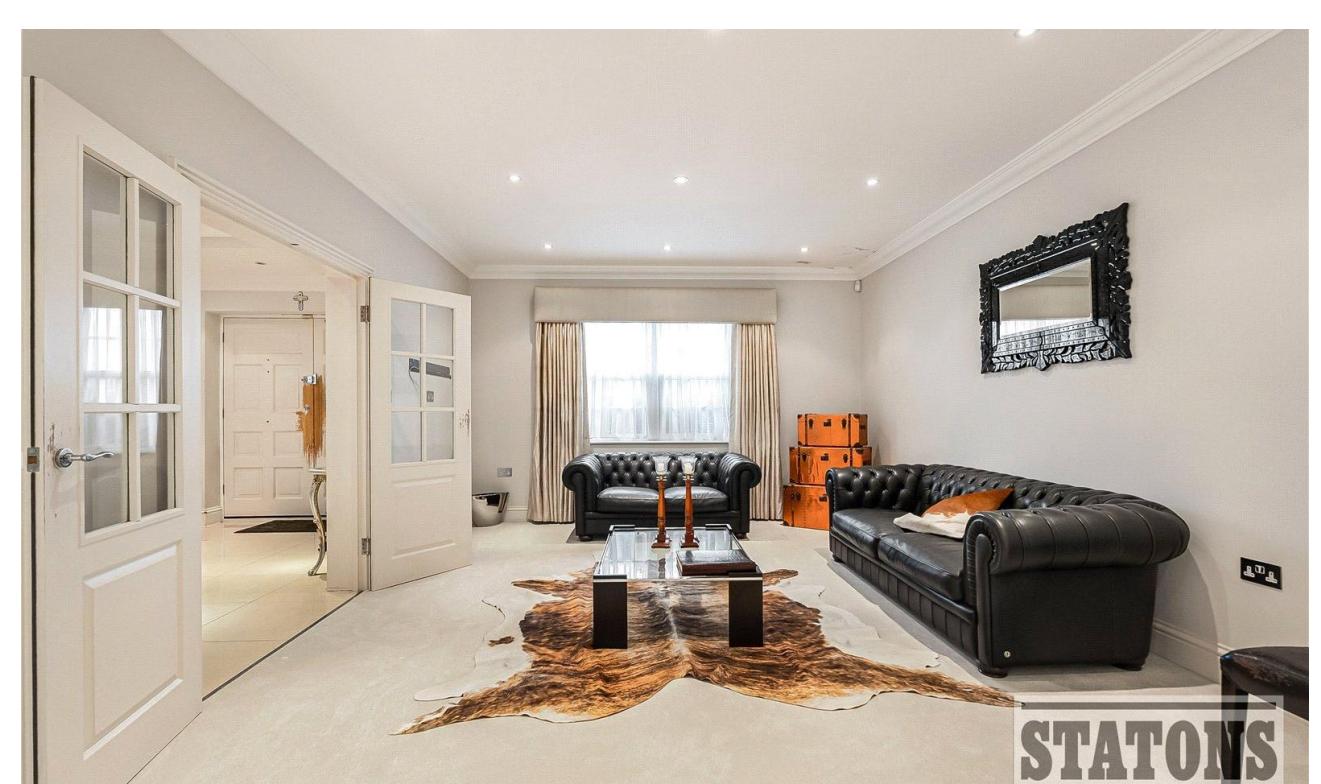
The first floor comprises four generously proportioned bedrooms, each with a luxurious en-suite bathroom and either bespoke fitted cabinetry or walk-in dressing rooms. The principal suite features an expansive dressing area and a sumptuous four-piece en-suite bath and shower. Additional suites include 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.

Council Tax: G & Local Authority: Enfield



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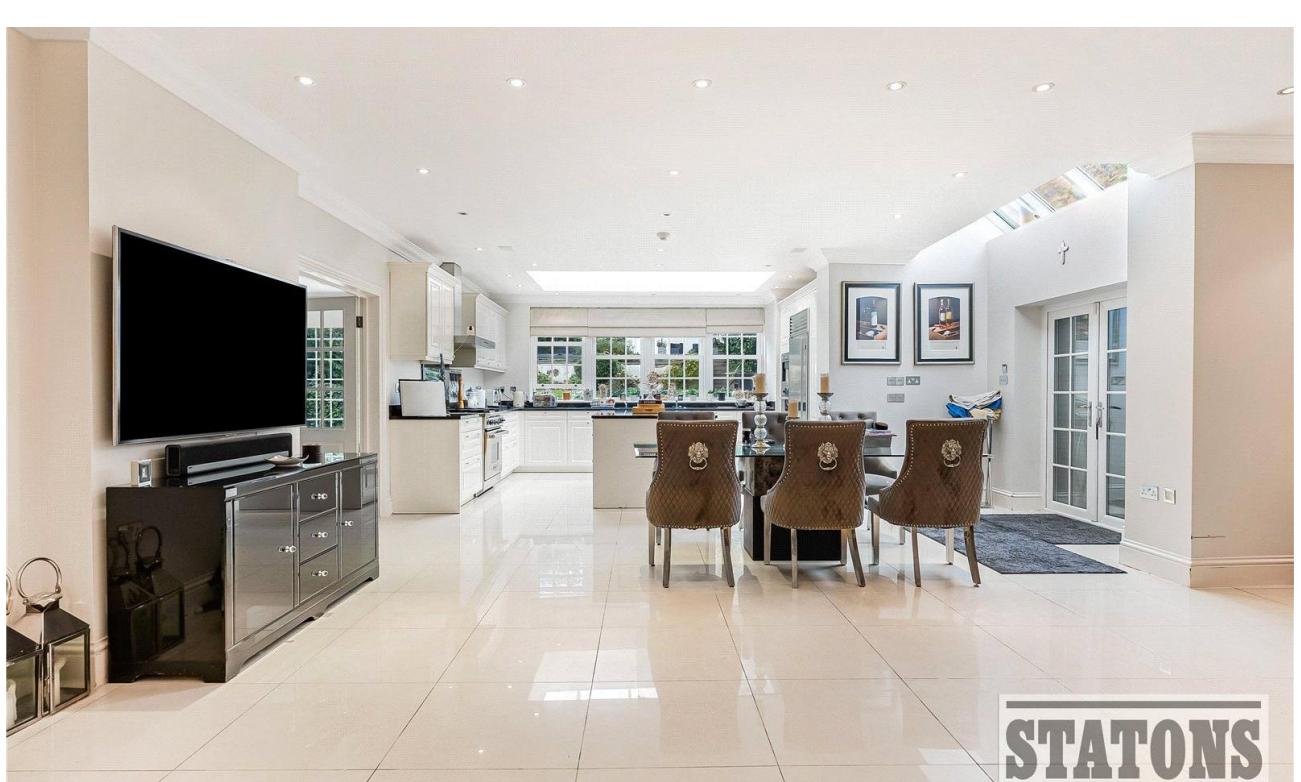
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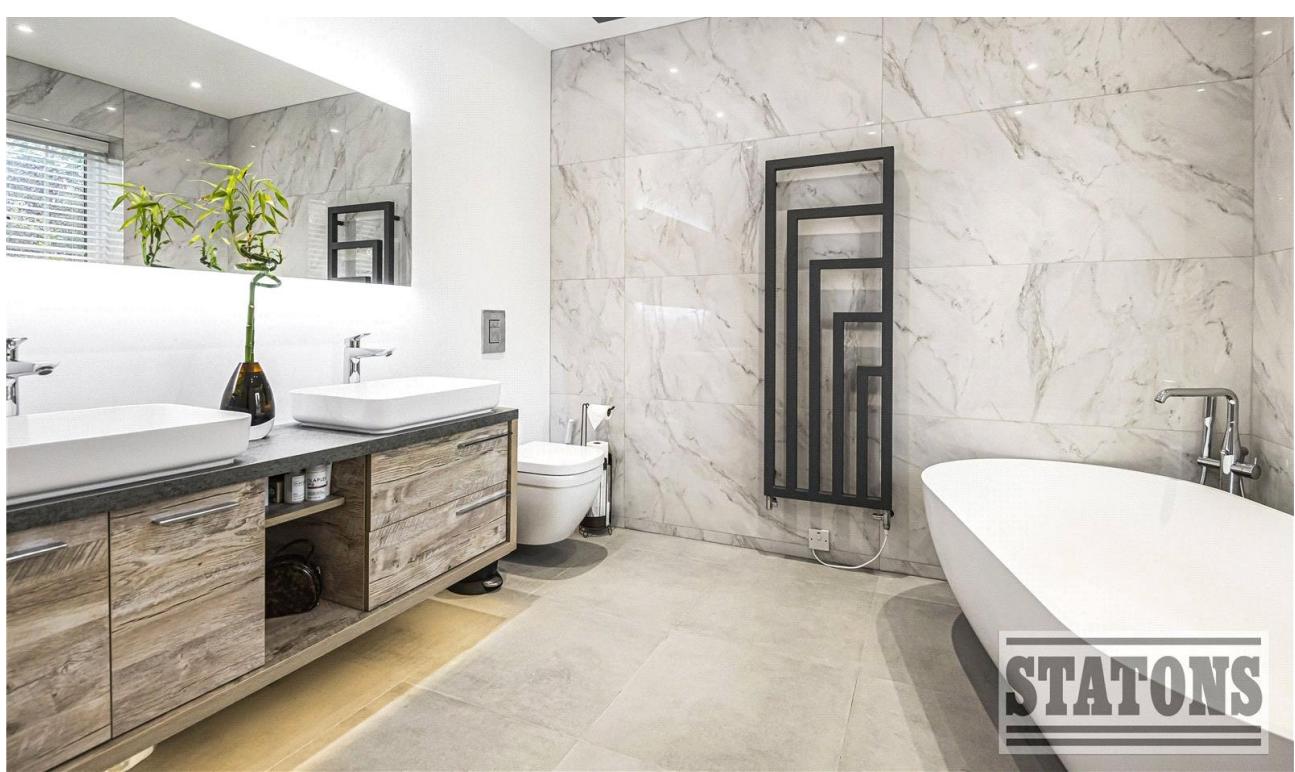
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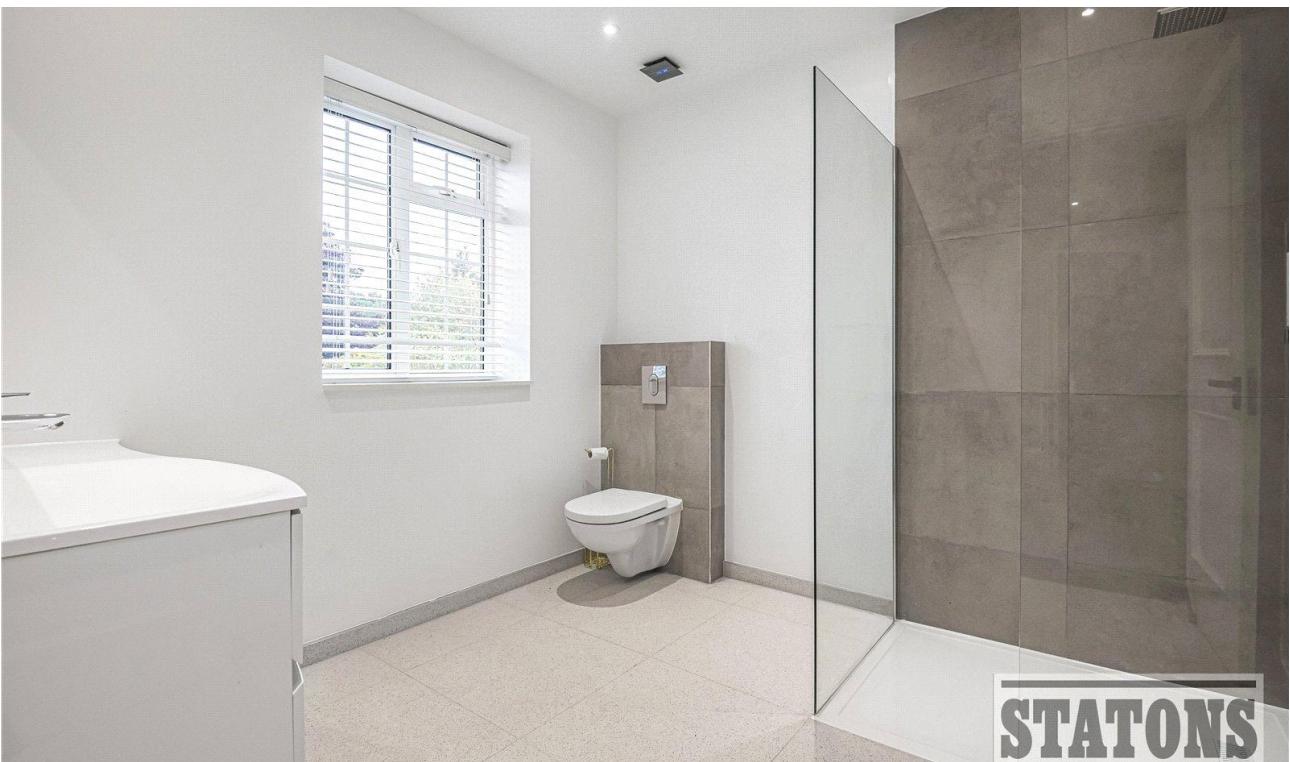
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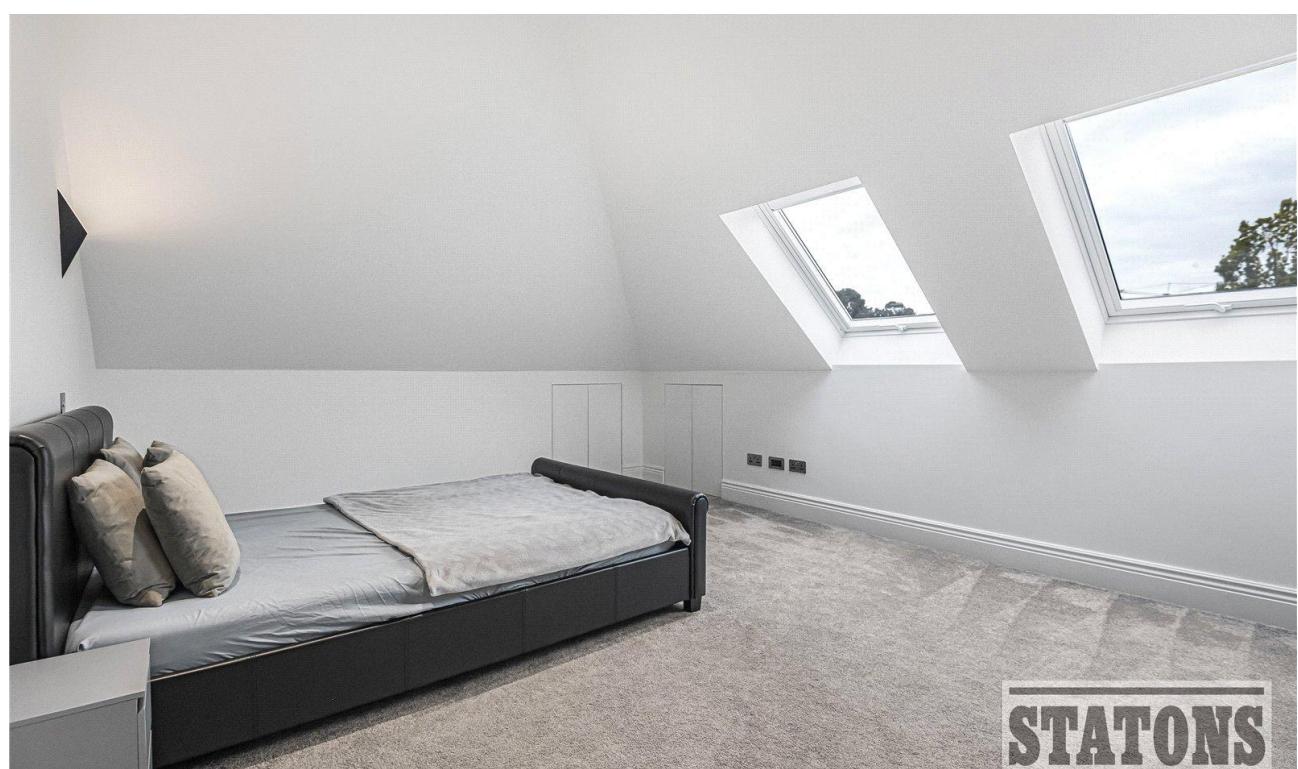
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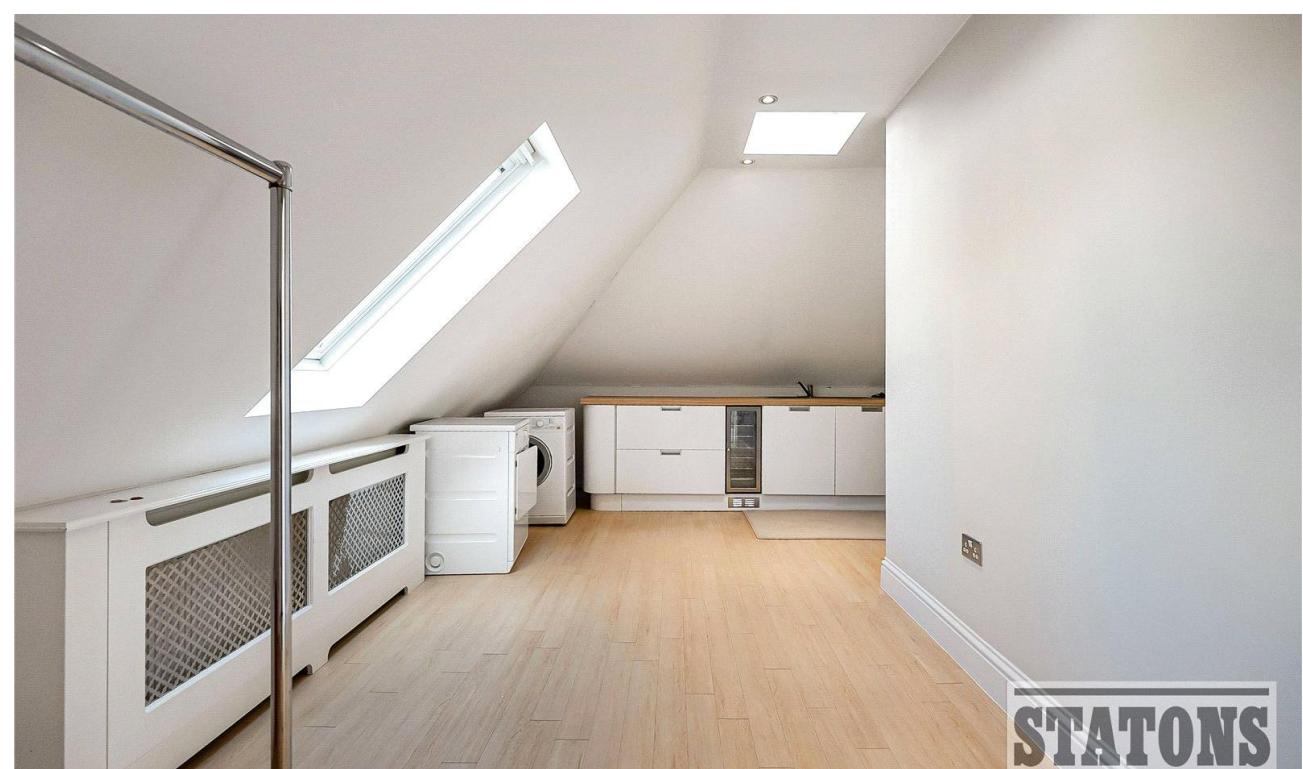


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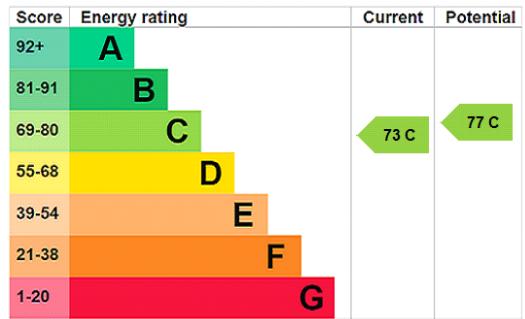
**Approximate Gross Internal Area 6068 sq ft - 564 sq m
(Excluding Outbuilding/ Including Garage)**

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



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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