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Kingwell Road

Hadley Wood EN4

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Kingwell Road Hadley Wood, EN4

Situated on a popular road in Hadley Wood is this newly built luxury residence offering exceptional living space arranged over four floors.

The impressive entrance hallway creates an immediate sense of grandeur and provides access to a study, a formal reception room, and a beautifully designed kitchen/dining room. The kitchen features sleek finishes and opens onto the landscaped patio and garden through expansive sliding doors perfect for summer entertaining. This floor is further complemented by a well-appointed utility room and a stylish guest WC.

On the first floor, a generously proportioned landing leads to four bedrooms. The principal suite boasts a walk-in wardrobe and a stunning en-suite bathroom with a freestanding bath and twin 'his and hers' sinks. A luxurious family bathroom completes this level.

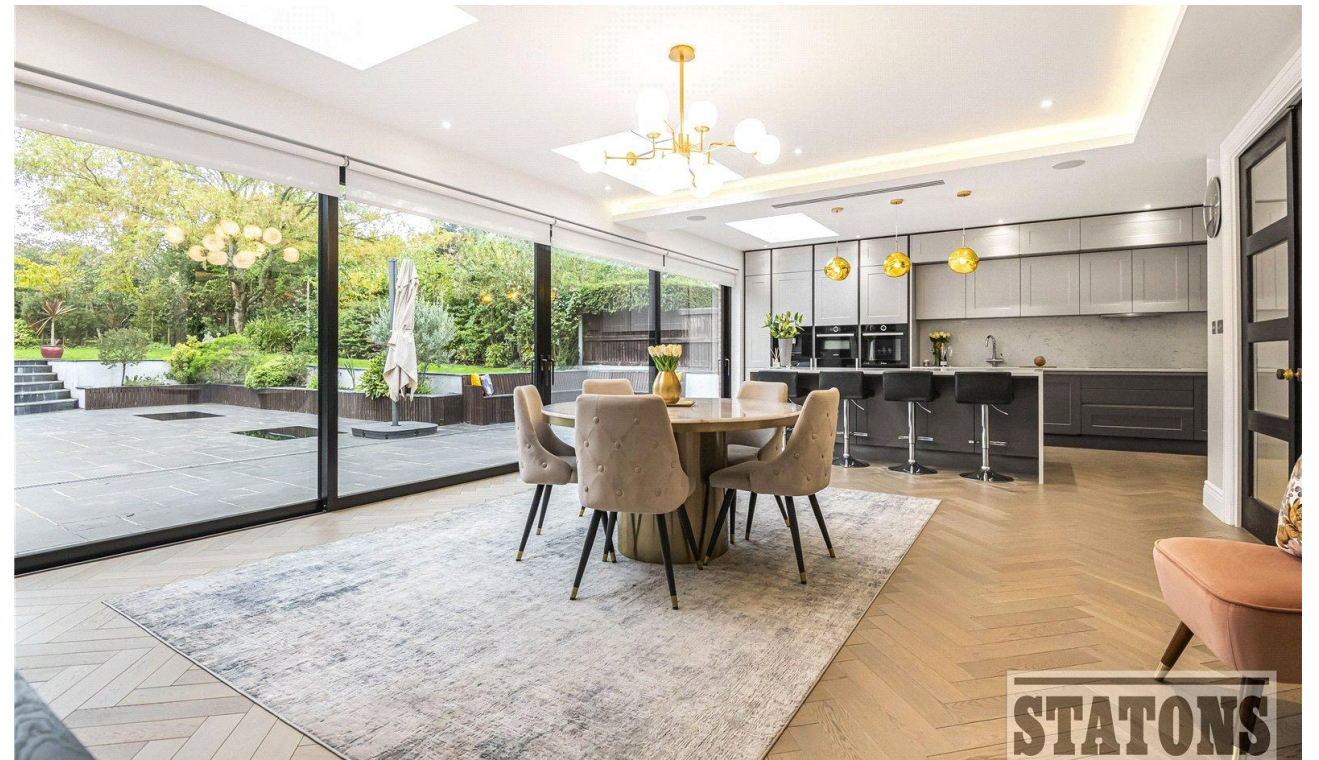
The second floor offers two additional double bedrooms, both served by a luxury family bathroom, along with useful eaves storage.

The lower ground floor houses an impressive leisure complex, complete with a heated swimming pool and spa facilities. This level also benefits from a fully fitted wine cellar.

Externally, the rear garden provides a private haven with a large patio area, ideal for outdoor dining and entertaining. To the front, the property is set behind a spacious carriage driveway offering ample off-street parking and access to the integral 25ft-deep garage.

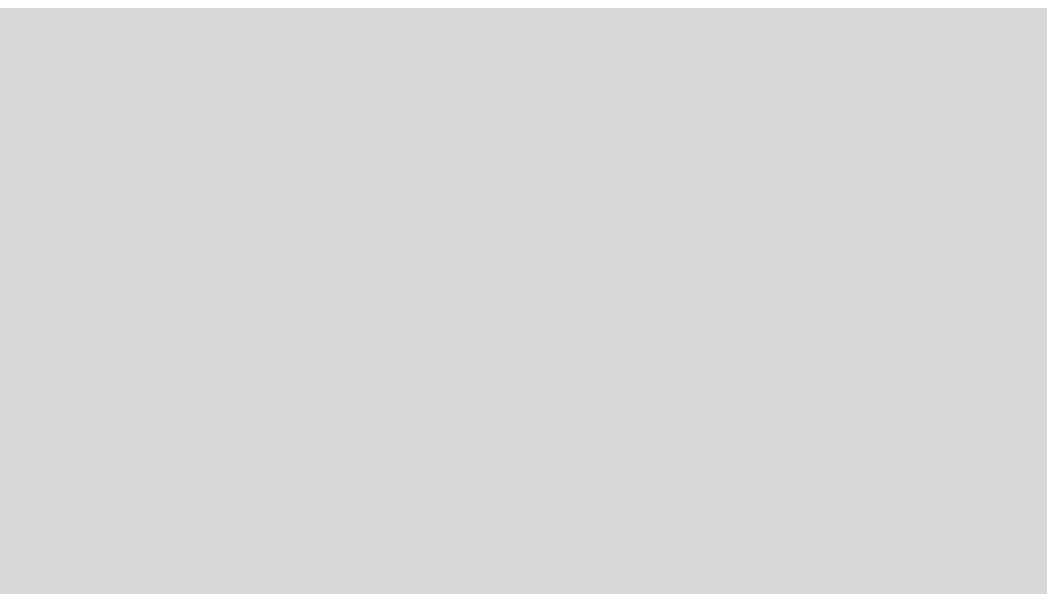
Council Tax: H & Local Authority: Enfield

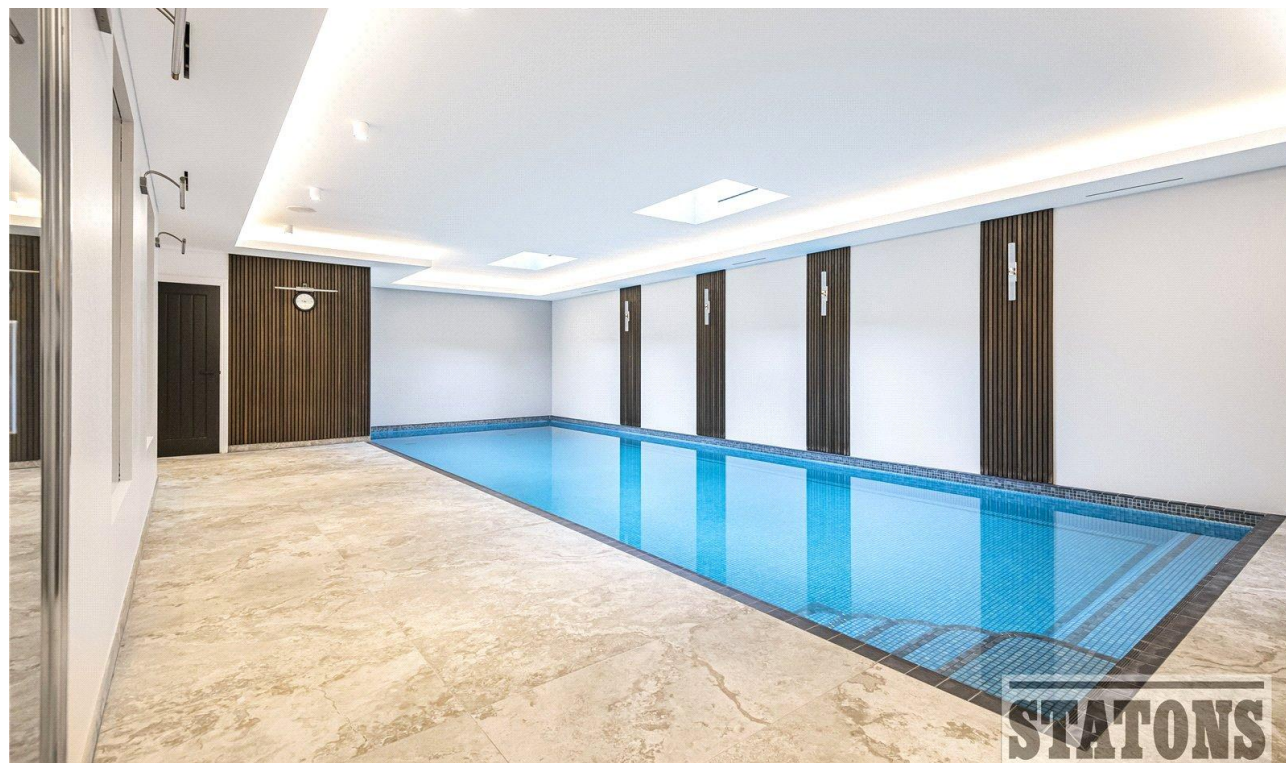


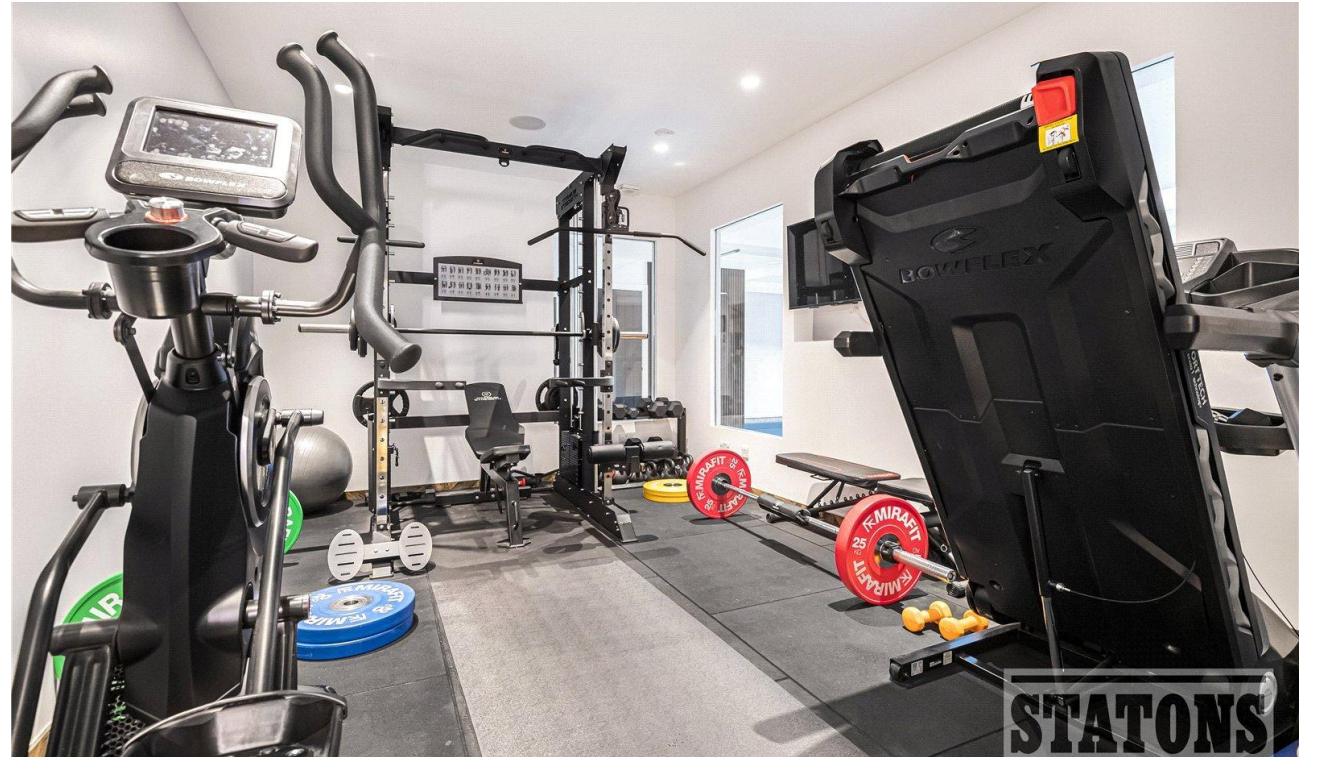
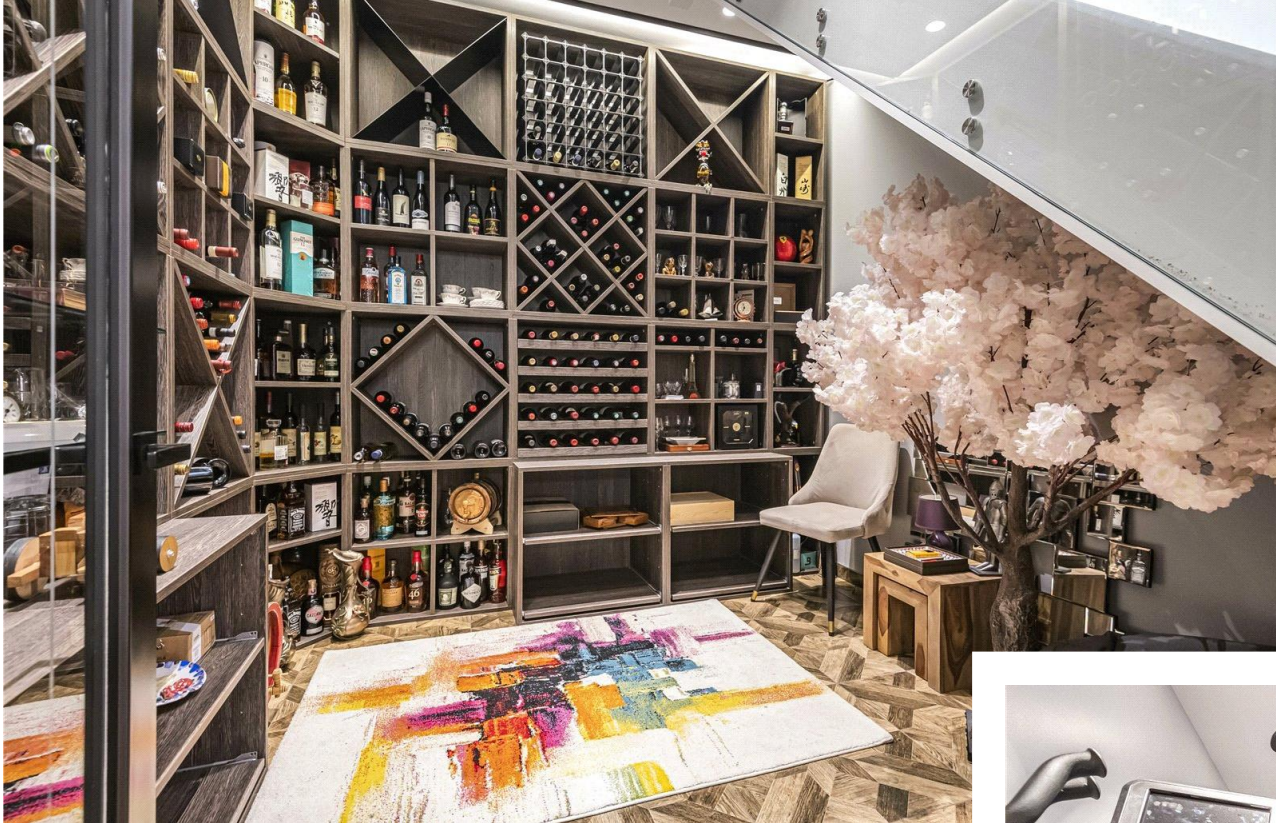




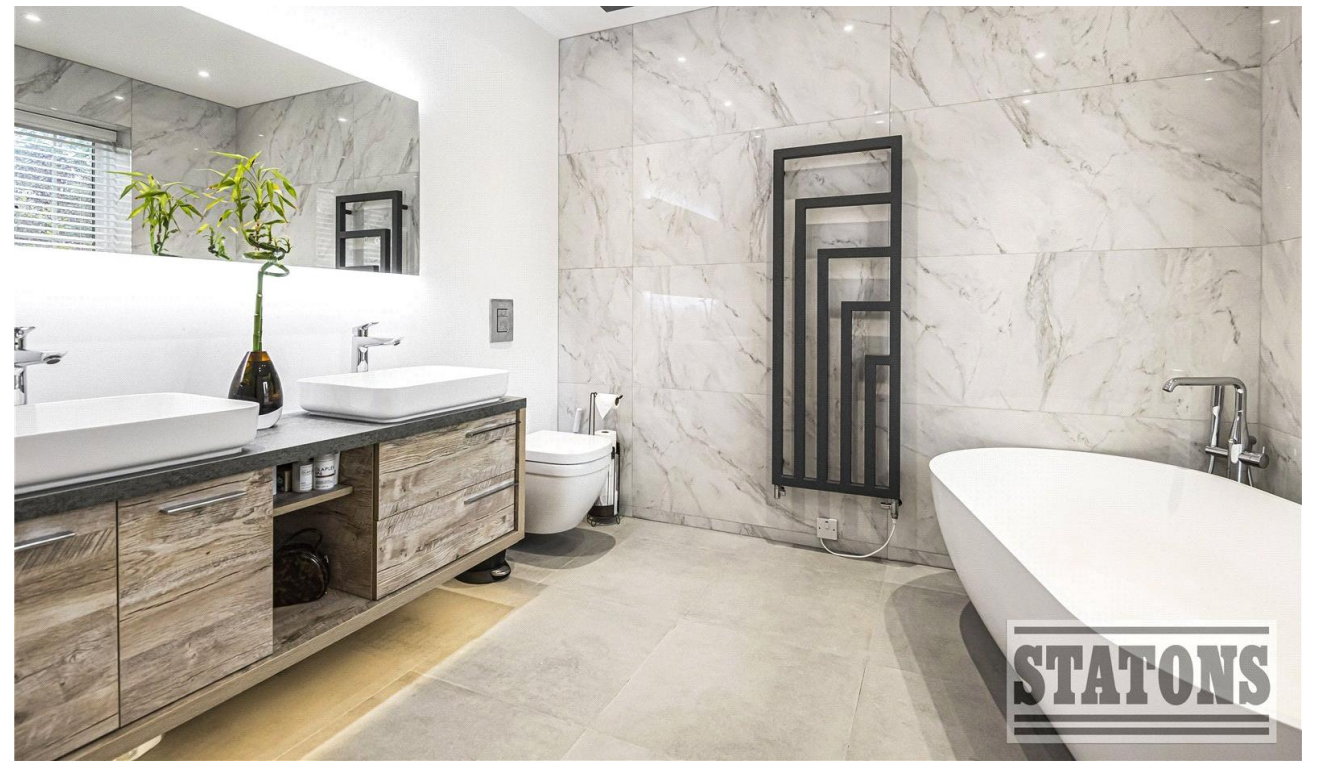
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**Approximate Gross Internal Area 5142 sq ft - 478 sq m
(Including Garage & Excluding Outbuilding)**

Lower Ground Floor Area 1354 sq ft – 126 sq m

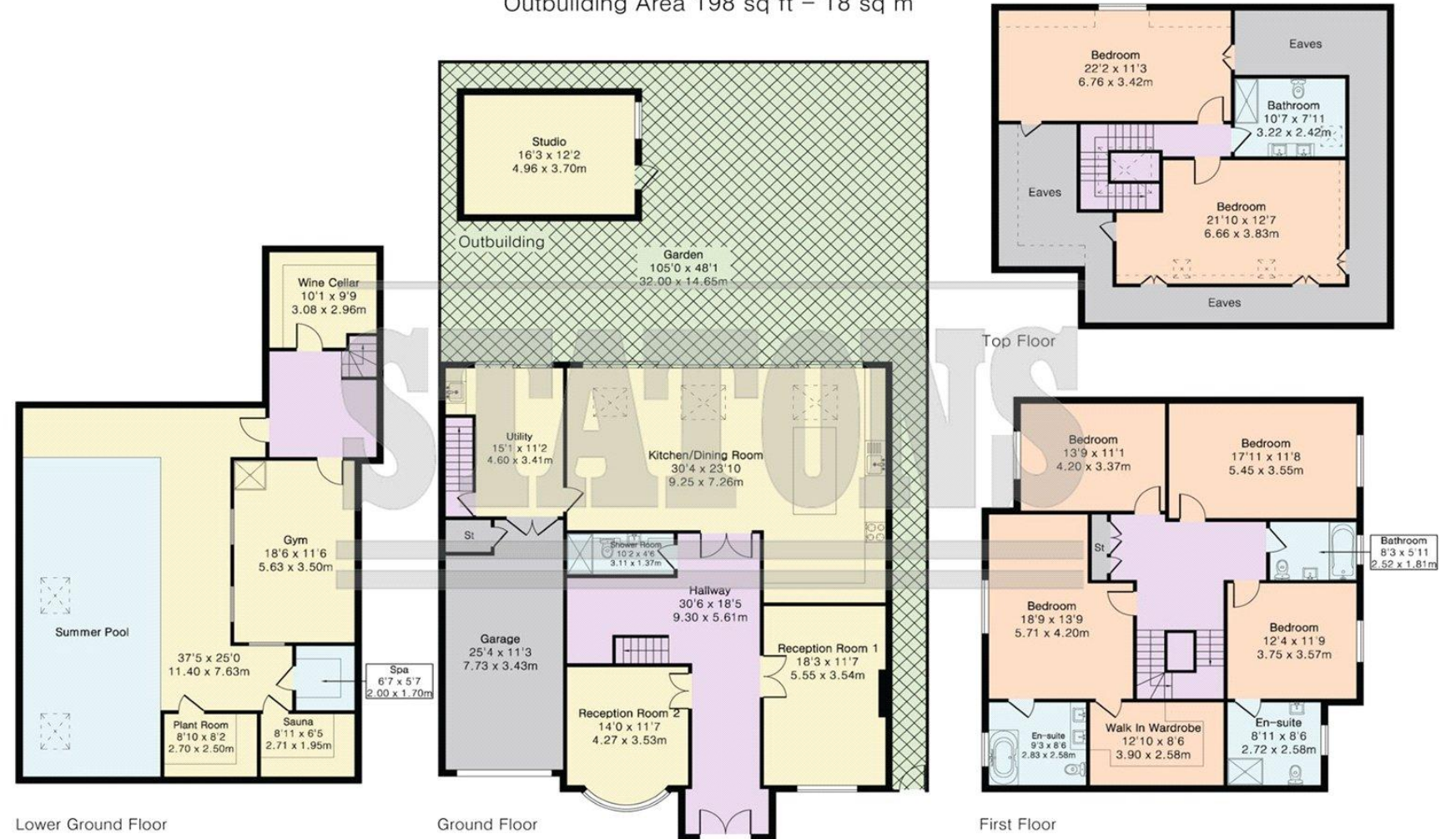
Ground Floor Area 1808 sq ft – 168 sq m

First Floor Area 1293 sq ft – 120 sq m

Top Floor Area 687 sq ft – 64 sq m

Outbuilding Area 198 sq ft – 18 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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