



Lancaster Avenue
Hadley Wood, EN4





Lancaster Avenue

A newly extended and fully refurbished detached family residence, ideally situated on the highly regarded Lancaster Avenue, offering elegant and thoughtfully designed accommodation throughout.

Upon entry, a stunning entrance hallway creates an immediate sense of arrival, flanked by beautifully appointed reception rooms, with the principal reception showcasing a striking feature fireplace.

The ground floor further comprises a dedicated cinema room and an exceptional open-plan kitchen, living and dining space, perfectly suited to modern family living and entertaining. Bi-fold doors open seamlessly onto the rear garden, enhancing the sense of indoor-outdoor living. Additional accommodation includes a utility room and a stylish downstairs cloakroom.

The first floor offers five generously proportioned bedrooms, including an impressive principal suite with access to a large private terrace overlooking the rear garden. Of the remaining four bedrooms, two benefit from contemporary en suite shower rooms.

Externally, the rear garden is predominantly laid to lawn and incorporates a versatile ancillary space, currently utilised as a gym. To the front, the property provides ample off-street parking for several vehicles, completing this exceptional family home.



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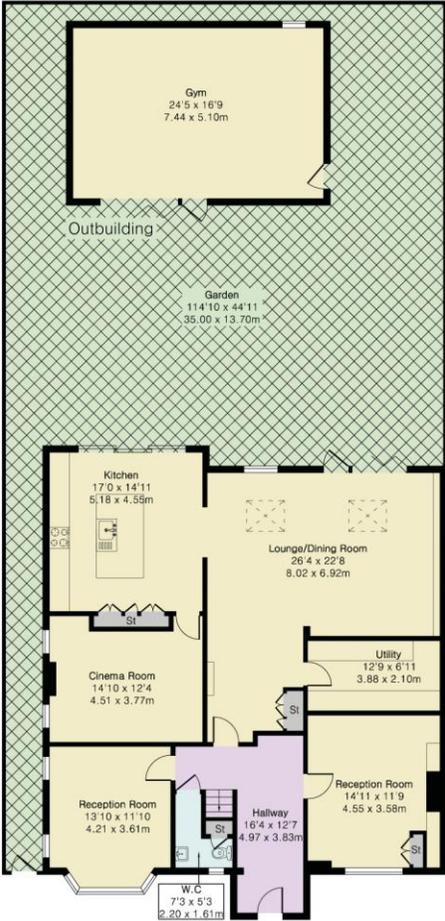
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Council Tax: G
Local Authority: Enfield
Tenure: Freehold

Approximate Gross Internal Area 3033 sq ft - 282 sq m
(Including Outbuilding)

Ground Floor Area 1545 sq ft – 144 sq m
 First Floor Area 1080 sq ft – 100 sq m
 Outbuilding Area 408 sq ft – 38 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First 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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