



Sovereign Mews  
Hadley Wood, EN4





# Sovereign Mews

A well presented four bedroom mid-terraced family home arranged over three floors, set within a modern, secure gated development conveniently located just off Cockfosters Road.

The ground floor comprises a fourth bedroom/study, a well-proportioned and well-appointed kitchen/breakfast room with a separate utility room, a conservatory overlooking the rear garden, and a guest WC accessed from the entrance hall.

On the first floor, the accommodation includes a spacious lounge, bedroom three, and a family bathroom, with a further staircase leading to the second floor. The top floor benefits from a generous principal bedroom with en-suite shower room and an additional second bedroom.

The property offers excellent storage throughout and further benefits from off-street parking and a garage en bloc. Access is via an electronic gated entrance directly off Bournwell Close, which in turn is located off Cockfosters Road.

Ideally positioned for family living, the home is within walking distance of Cockfosters Underground Station (Piccadilly Line), a variety of highly regarded restaurants, shopping facilities, and local amenities. Trent Park and Trent School are also close by.





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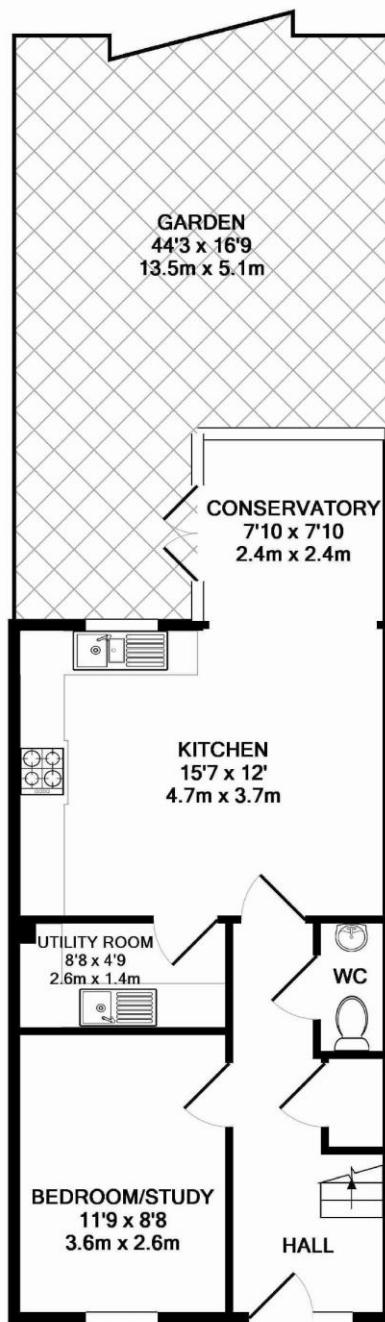
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**Council Tax: F**  
**Local Authority: Enfield**  
**Tenure: Freehold**



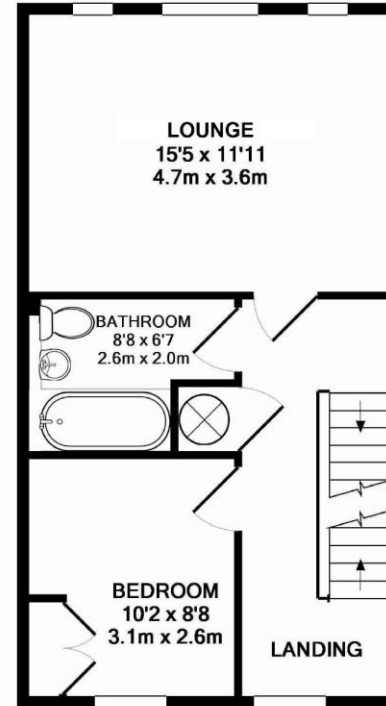
GROUND FLOOR  
 APPROX. FLOOR  
 AREA 501 SQ.FT.  
 (46.6 SQ.M.)



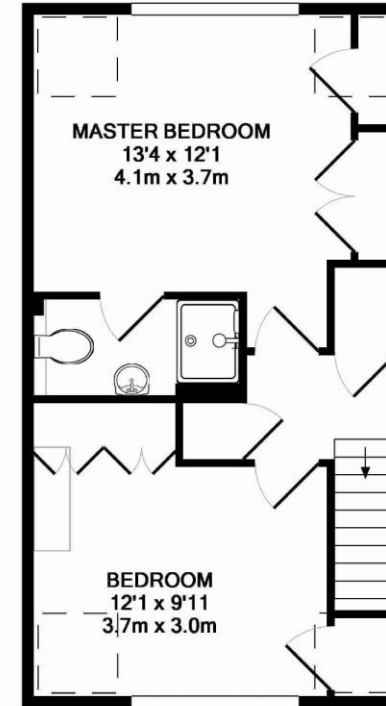
TOTAL APPROX. FLOOR AREA 1379 SQ.FT. (128.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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1ST FLOOR  
 APPROX. FLOOR  
 AREA 440 SQ.FT.  
 (40.8 SQ.M.)



2ND FLOOR  
 APPROX. FLOOR  
 AREA 438 SQ.FT.  
 (40.7 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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