



Parkgate Avenue
Hadley Wood, EN4



Parkgate Avenue

A substantial detached five bedroom Neo-Georgian family home, situated on one of the area's most sought-after avenues and built in 2012. Extending to approximately 5,400 sq ft and arranged over four floors, this exceptional residence combines traditional architecture with contemporary design and state-of-the-art technology.

The home has been thoughtfully designed to suit modern family living, offering a perfect balance of elegant reception spaces and high-specification features. The ground floor comprises a warm and inviting entrance hall leading to a snug/study, while double doors open into an impressive kitchen/super room. This space is fitted with a range of contemporary units, Corian worktops, and high-quality integrated appliances. Additional benefits include a utility room, downstairs cloakroom, and integral access to the garage.

The first floor features four generous double bedrooms, each with its own ensuite bath or shower room. Two bedrooms benefit from walk-in wardrobes, with a further bedroom offering bespoke fitted cabinetry.

Occupying the entire second floor is a luxurious principal suite, complete with two walk-in dressing rooms and an opulent five-piece ensuite bathroom.

The lower ground floor offers outstanding leisure facilities, including a bespoke cinema room (which could also serve as an additional bedroom), alongside an impressive leisure suite with space for a sitting area, bar, and gym. This level also includes a built-in infrared steam sauna and a beautifully appointed shower room.

This home is equipped with an exceptional range of modern specifications, including an Ajax security system, Hikvision CCTV cameras, and a Hikvision intercom system. Energy efficiency is enhanced by a newly installed 16kW Samsung air source heat pump, 10 photovoltaic (PV) solar panels connected to a Tesla Powerwall home battery, and a full MVHR (Mechanical Ventilation with Heat Recovery) system.

Underfloor heating is installed throughout, complemented by CAT 5 data cabling, a fully integrated cinema multimedia system, Sonos audio system, and premium Porcelanosa tiling.

Externally, the property is approached via a gated resin driveway providing parking for multiple vehicles. The rear garden is mainly laid to lawn with mature trees along the borders, a large patio area ideal for entertaining, and a garden room to the rear.

Location: Hadley Wood mainline station offers a journey time of approximately 30 minutes to Moorgate and King's Cross. Cockfosters Underground Station (Piccadilly Line) is a short drive away, and Junction 24 of the M25 provides excellent access to the M1 and major airports including Heathrow, Luton, and Stansted.

The area also offers excellent recreational facilities, including Hadley Wood Golf Club and Tennis Club, as well as a wide selection of highly regarded schools such as Stormont, Lochinver, Haberdashers' Aske's (Boys' and Girls'), Mill Hill School, Aldenham, Belmont, Dame Alice Owen's, Haileybury, Queenswood, and Queen Elizabeth's Boys' and Girls' Schools.





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Council Tax: H
Local Authority: Enfield
Tenure: Freehold

**Approximate Gross Internal Area 5392 sq ft - 501 sq m
(Including Garage & Summer House)**

Lower Ground Floor Area 1486 sq ft – 138 sq m
Ground Floor Area 1633 sq ft – 152 sq m
First Floor Area 1223 sq ft – 114 sq m
Second Floor Area 907 sq ft – 84 sq m
Summer House Area 143 sq ft – 13 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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
HADLEY WOOD**

10 Crescent West, Hadley Wood,
EN4 0EJ

Tel: 020 8440 9797

Email: hadley@statons.com

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www.statons.com