



Parkgate Avenue
Hadley Wood, EN4



Parkgate Avenue

A stunning four-bedroom detached family home situated on a quiet residential turning in the highly sought-after area of Hadley Wood.

You enter the property into an inviting, spacious entrance hall featuring a modern balustrade staircase. From here, you are led straight into the impressive open-plan super room, offering kitchen, dining and living space, along with an immediate view of the stunning landscaped garden. Bi-fold doors open fully, creating a seamless indoor-outdoor living experience, with tiled flooring and underfloor heating throughout.

The luxurious kitchen is a Schmidt kitchen, complete with a full range of integrated appliances and a large central island, ideal for both everyday living and entertaining. Off the super room, there is a TV room with doors also opening onto the garden. There is also a further reception room, currently used as a lounge, which is bright and airy with windows all around. To complete the ground floor, there is a modern downstairs shower room, a separate utility room, and internal access to the garage.

The first floor offers a generous principal bedroom with a range of bespoke fitted wardrobes and a large, modern en-suite bathroom featuring both a shower and a bath. There is a further second bedroom with a good-sized en-suite, along with two additional well-proportioned double bedrooms. A stylish family bathroom completes this floor.

The rear of the property features a beautifully landscaped, fully secluded garden, offering the perfect blend of relaxation and practicality. It includes a generous patio area, partly covered and fitted with built-in lighting, creating an excellent space for alfresco dining in all weathers. There is also a further covered, built-in brick barbecue and outdoor kitchen area.

The remainder of the garden comprises a spacious lawn, bordered by attractive planted beds and mature shrubs. At the rear, a raised section houses a shed, providing valuable additional storage space.

The front of the property features a large, paved carriage driveway, offering ample off-street parking, complemented by attractive planted borders.

****Additional benefit of planning permission granted for a loft conversion, with dormer details available upon request****

Location: The property is located on a quiet tree lined avenue of Hadley Wood and is within walking distance of Hadley Wood mainline station, Hadley Wood primary school, local shops, golf course and tennis club. The M25 is also just a short drive away

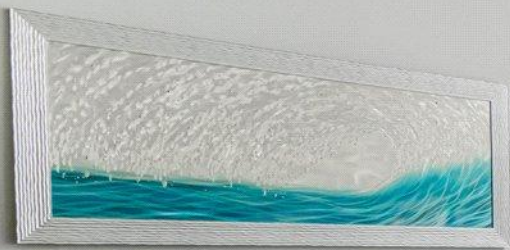




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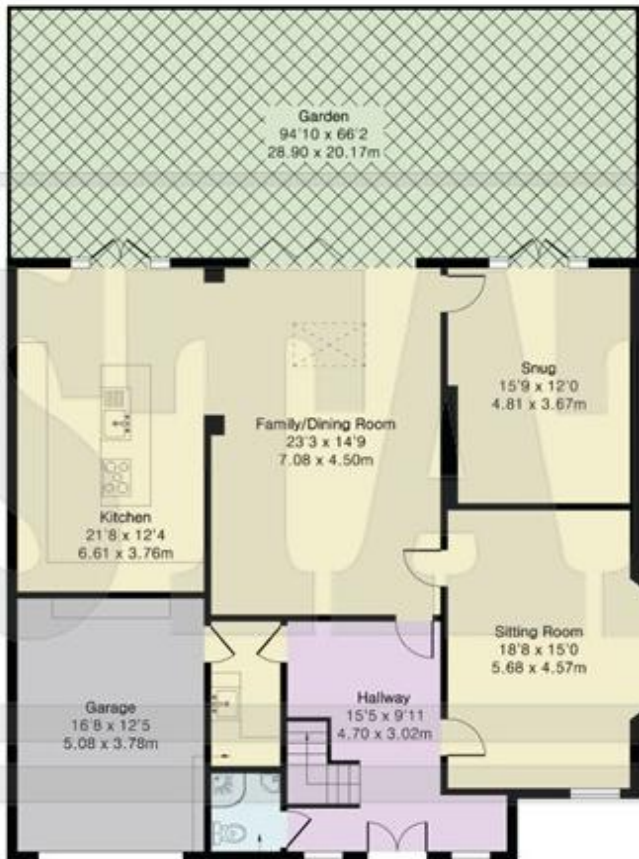
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Council Tax: G
 Local Authority: Enfield
 Tenure: Freehold

**Approximate Gross Internal Area 2674 sq ft - 248 sq m
 (Including Garage)**

Ground Floor Area 1565 sq ft – 145 sq m
 First Floor Area 1109 sq ft – 103 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



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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