



Waggon Road,
Hadley Wood, EN4



Waggon Road

An Exceptional Opportunity to Create a Bespoke Residence in Hadley Wood

An extraordinary opportunity to create your own prime residence on one of Hadley Wood's most prestigious addresses.

Occupying a commanding position on the highly sought-after south side of Waggon Road, this detached property sits within a generous plot of approximately 0.25 of an acre. The existing dwelling extends to approximately 2,119 sq ft and requires restoration, presenting an exciting opportunity for a discerning purchaser to create a truly outstanding home, tailored entirely to their own vision and specification.

The current accommodation comprises four bedrooms and a family bathroom on the first floor. The ground floor offers three reception rooms, together with a kitchen leading through to a games or family room, providing versatile accommodation for family living. The rear reception room also benefits from a conservatory overlooking the garden.

The property offers significant potential for refurbishment, reconfiguration and substantial extension, subject to the necessary planning permissions, providing an excellent canvas on which to create a bespoke family residence of considerable scale and distinction.

Gardens & Grounds: The rear garden enjoys a desirable south-facing orientation, providing an abundance of natural light throughout the day. Mature trees and established planting frame the plot, creating a wonderful sense of privacy and seclusion, together with an attractive backdrop for a future landscaped garden.

To the front, a sweeping driveway provides extensive off-street parking and an impressive sense of arrival. The mature frontage further enhances the privacy and presence of this distinguished property.

Location: Waggon Road is widely regarded as one of Hadley Wood's premier residential addresses. Situated on the fringe of Green Belt countryside, the location combines a tranquil setting with convenient access to local amenities and transport connections.

Hadley Wood's local shops, mainline railway station, offering direct services into London, and Hadley Wood Primary School are all within easy reach. The extensive open spaces of Trent Country Park are nearby, while the M25 provides convenient access for journeys further afield.

A rare opportunity to secure a substantial plot in an enviable location and create an exceptional home in the heart of Hadley Wood.







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Proposed CGI



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Council Tax: H
Local Authority: Enfield
Tenure: Freehold

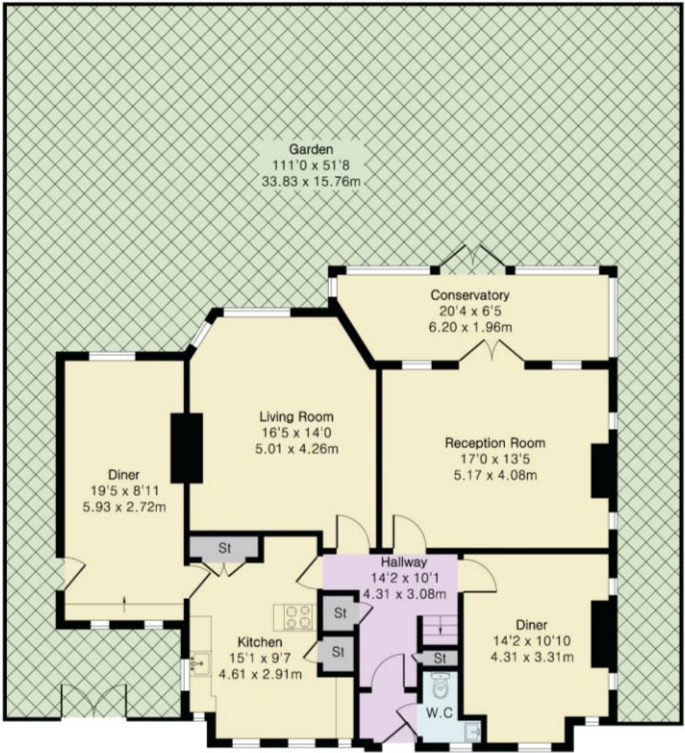


Approximate Gross Internal Area 2119 sq ft - 197 sq m

Ground Floor Area 1228 sq ft – 114 sq m

First Floor Area 891 sq ft – 83 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	55 D	
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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