



Pagitts Grove,
Hadley Wood, EN4



A five-bedroom detached residence situated within the exclusive gated Pagitts Grove development in Hadley Wood, offering spacious and well-proportioned family accommodation arranged over two floors, with direct access to the beautiful surrounding Hadley Woods.

The property is approached via an entrance hallway leading to a comfortable lounge featuring an Inglenook fireplace and French doors opening onto the rear garden. Double doors provide access to the dining room, which also benefits from French doors overlooking the garden. Further ground floor accommodation includes a separate study and sitting room, together with a well-appointed kitchen, utility room and two downstairs cloakrooms.



To the first floor, a generous landing provides access to five bedrooms. The principal bedroom features a dressing area, en suite bathroom and private balcony overlooking the south-facing rear garden. Bedrooms two and five also benefit from en suite facilities, while the remaining bedrooms are served by the family bathroom.

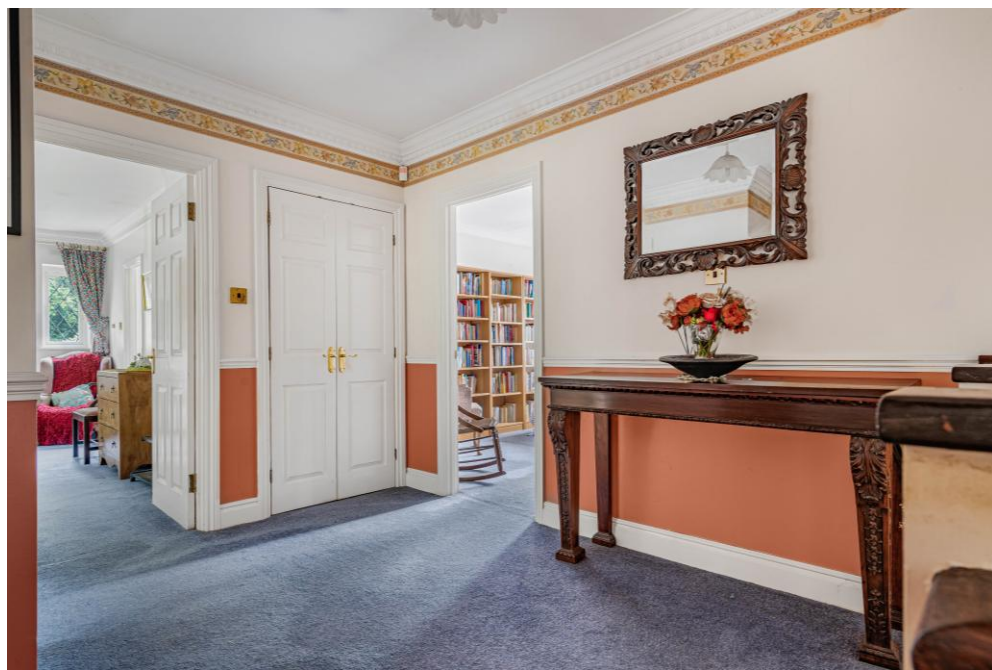
Externally, the property enjoys a well-stocked south-facing rear garden with direct access to Hadley Woods, providing a wonderful outdoor setting for entertaining and family enjoyment. To the front, there is off-street parking for several vehicles, together with access to a double garage.





























Council Tax: H
Local Authority: Enfield
Tenure: Freehold

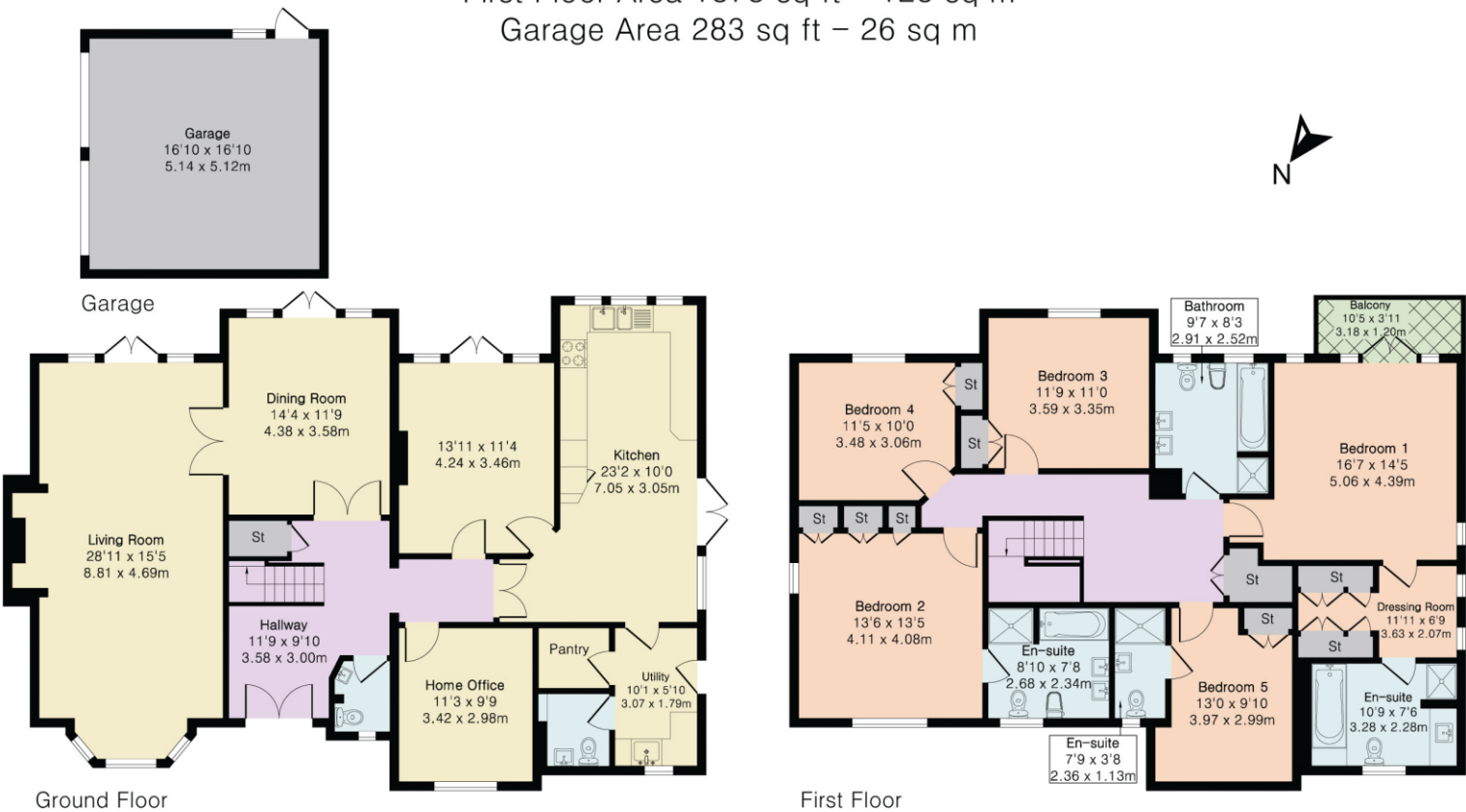
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area 2829 sq ft - 263 sq m
(Excluding Garage)

Ground Floor Area 1456 sq ft – 135 sq m

First Floor Area 1373 sq ft – 128 sq m

Garage Area 283 sq ft – 26 sq m



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

