



Waggon Road
Hadley Wood, Herts, EN4



A rare opportunity to acquire this distinguished five-bedroom detached family residence, occupying a magnificent plot approaching half an acre with a deep carriage driveway and a beautifully established south-facing rear garden. Offering exceptional privacy, generous proportions and tremendous scope to extend or remodel, subject to the usual planning consents, this is a home with outstanding long-term potential.

The ground floor provides an excellent balance of formal and informal living space, comprising four reception rooms including an impressive dual-purpose sitting and dining room, a separate family room, a study and a guest cloakroom. At the heart of the home is a recently upgraded contemporary matt finish kitchen/breakfast room, beautifully appointed with quartz work surfaces, a range of integrated appliances and direct access to the adjoining utility room.

The first floor offers five well-proportioned bedrooms and a family bathroom, with access to a generous loft space. The principal bedroom benefits from a luxurious en suite bath and shower room, whilst the second bedroom also enjoys its own en suite. Bedrooms three and four are served by a Jack and Jill en suite, making the accommodation ideally suited to modern family living.

Lovingly maintained over the years, this characterful home combines timeless appeal with exciting future potential, and an internal viewing is highly recommended to fully appreciate both the accommodation and the exceptional setting.

Location: Occupying a sought-after position on the south side of Waggon Road, on the edge of Green Belt countryside, the property enjoys the perfect balance of rural surroundings and everyday convenience. Hadley Wood's local shops, highly regarded primary school and mainline station are all within easy reach, whilst the expansive Trent Country Park is close by. Excellent road connections, including the M25, are just a short drive away.

Tenure: Freehold
Local Authority: Enfield
Council Tax Band: H























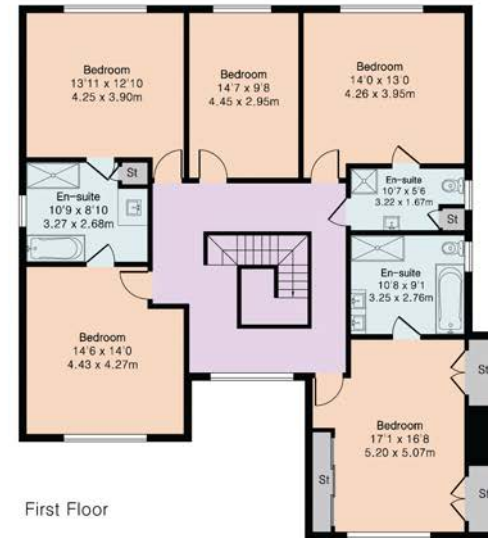
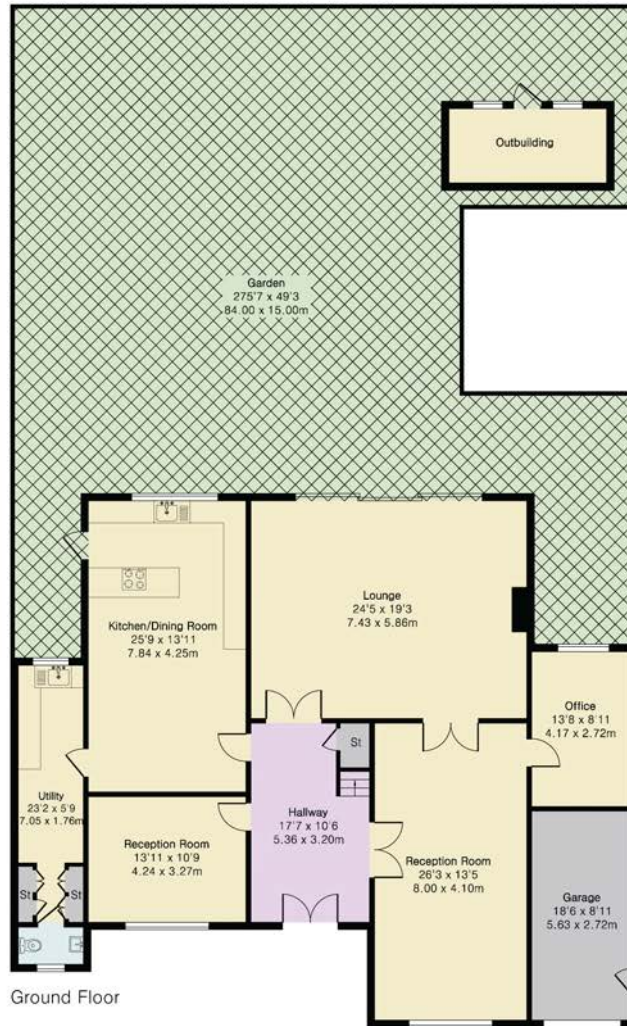


Approximate Gross Internal Area 3401 sq ft - 316 sq m

Ground Floor Area 1849 sq ft – 172 sq m

First Floor Area 1552 sq ft – 144 sq m

Garage Area 165 sq ft – 15 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	74 C
39-54	E		
21-38	F		
1-20	G		



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.

