



Lancaster Avenue,
Hadley Wood, EN4



An exceptional five-bedroom Mock-Tudor semi-detached residence, beautifully extended and comprehensively refurbished by the current owners to create over three floors of elegant, contemporary family living. Offering five bedrooms (three of which are air-conditioned), four bathrooms and three generous reception rooms, this impressive home combines timeless character with high-quality modern finishes throughout.

The welcoming reception hall sets the tone for the accommodation, leading to a spacious dual-aspect through lounge and dining room with attractive fireplace, creating an ideal space for both everyday family life and entertaining. To the rear, the property opens into a stunning open-plan living environment featuring engineered antique oak flooring, a bespoke fitted kitchen and bi-fold doors that seamlessly connect the interior with the beautifully landscaped south-facing garden.

Adjoining the kitchen is a versatile family and dining area, while a further reception room, currently arranged as a stylish TV room with a bespoke fitted media wall, provides the perfect space for relaxed evenings. The ground floor is completed by a separate utility room, combining practicality with beautifully considered design.

The first floor provides four well-proportioned double bedrooms, two of which benefit from contemporary en suite shower rooms, complemented by a luxurious family bathroom.

Occupying the entire second floor is an impressive principal suite featuring a spacious bedroom, dressing area and beautifully appointed en suite bathroom, creating a superb private retreat.

Externally, the mature south-facing rear garden extends to approximately 120ft and enjoys a wide paved terrace, perfect for outdoor entertaining, with steps rising to an expansive lawn framed by established planting and fenced boundaries.

To the front, a paved driveway provides off-street parking along with an electric charging point and a lawned frontage with attractive flower borders enhances the property's kerb appeal. A gated side passage provides convenient access to the rear garden.

Situated on the sought-after south side of one of Hadley Wood's tree-lined avenues, the property is ideally positioned approximately 0.6 miles from Hadley Wood's local shops, highly regarded primary school and mainline station, with the M25 also within easy reach.







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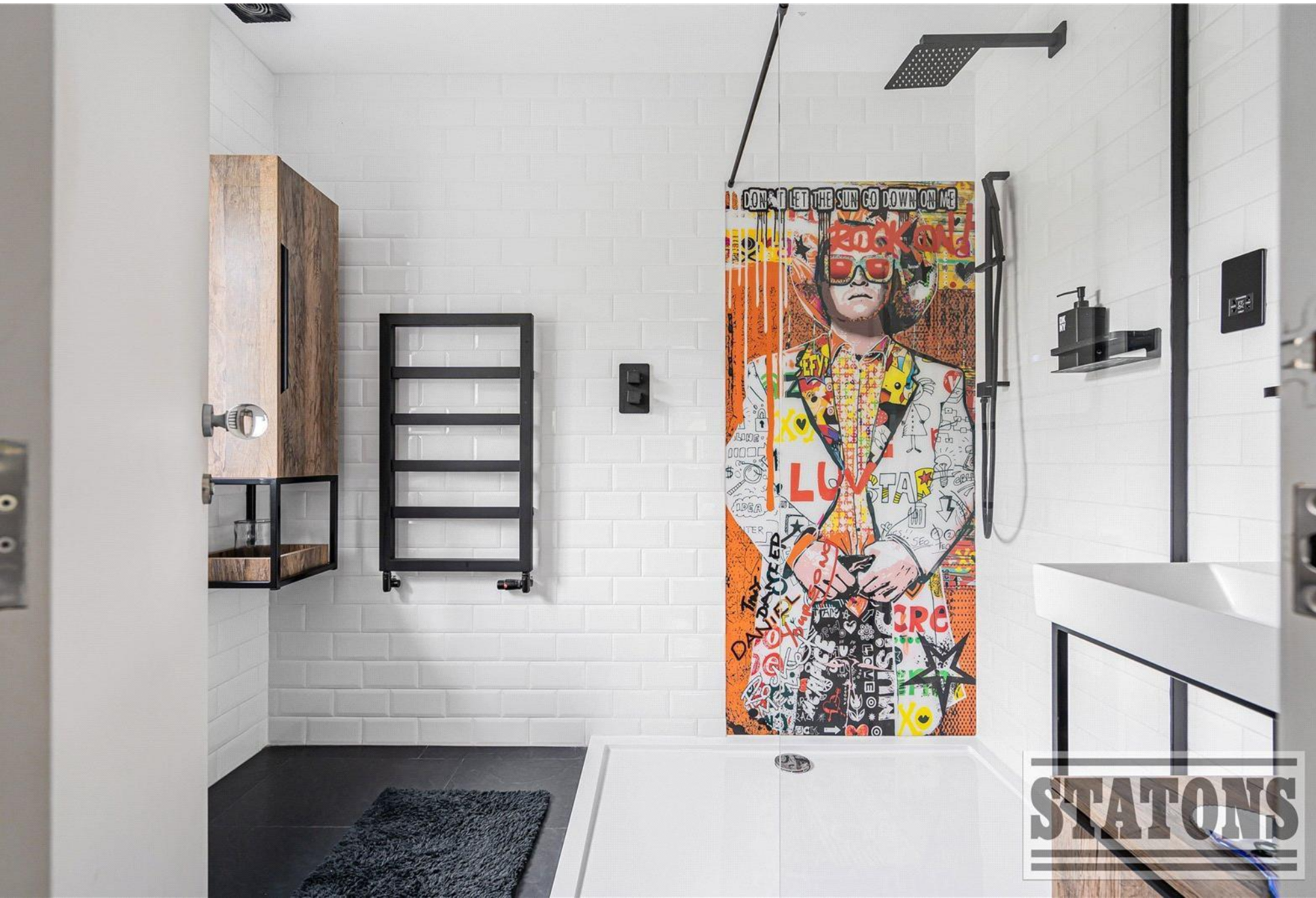


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Council Tax: H
Local Authority: Enfield
Tenure: Freehold

Approximate Gross Internal Area 3111 sq ft - 289 sq m

Ground Floor Area 1595 sq ft – 148 sq m

First Floor Area 1068 sq ft – 99 sq m

Second Floor Area 448 sq ft – 42 sq m

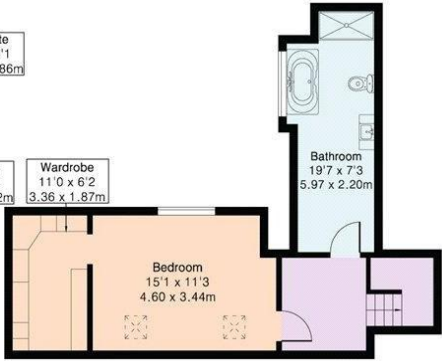
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second 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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