



Kingwell Road
Hadley Wood, EN4

Kingwell Road

Nestled within one of Hadley Wood's most peaceful and sought-after cul-de-sacs, this substantial six-bedroom detached family residence occupies a magnificent mature plot with an impressive 105ft x 75ft rear garden, a sweeping carriage driveway and an integrated double garage.

Extending to approximately 4,069 sq ft, the property offers an exceptional balance of generous family living, elegant entertaining space and exciting scope to further enlarge or remodel, subject to the necessary planning consents, creating a truly outstanding long-term family home.

Set within one of Hadley Wood's peaceful and sought-after cul-de-sacs, the property offers an abundance of versatile living accommodation, making it perfectly suited to growing families and those who enjoy entertaining. The generous proportions throughout, combined with the impressive plot size, provide exciting potential to reconfigure, remodel or extend further to create a truly outstanding long-term family home.

The ground floor is arranged around a welcoming entrance hall and comprises five beautifully proportioned reception rooms, creating a seamless flow between formal and informal living spaces. The spacious kitchen/breakfast room forms the heart of the home, complemented by a separate utility room, guest WC and an integrated double garage, which has been partially converted to provide additional flexible accommodation whilst retaining practical storage.

The first floor offers six well-appointed bedrooms, including two benefiting from en-suite facilities, alongside a contemporary family bathroom, providing ample accommodation for modern family life.

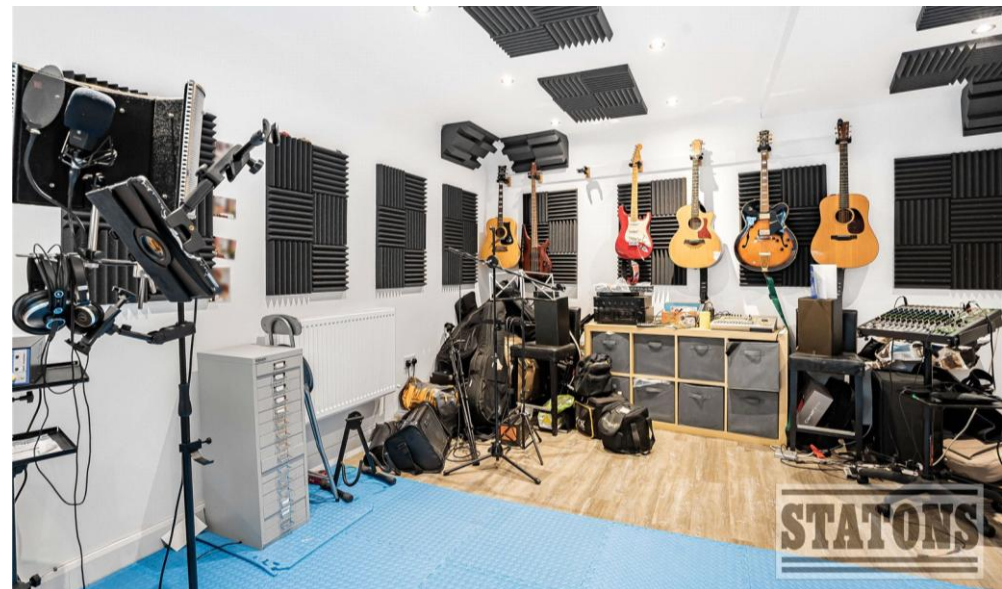
A particular highlight is the impressive frontage, where a block-paved carriage driveway provides extensive off-street parking for multiple vehicles and creates an elegant first impression. To the rear, the expansive mature garden enjoys a high degree of privacy and offers an exceptional setting for outdoor entertaining, children's play and future landscaping opportunities.

Hadley Wood remains one of North London's most desirable residential locations, renowned for its tree-lined avenues, spacious detached homes and village-like atmosphere. The property is ideally positioned within easy reach of Hadley Wood's highly regarded primary school, boutique local amenities and Hadley Wood mainline station, with direct services to Moorgate in approximately 30 minutes, making it particularly attractive for City commuters.

For leisure, residents are perfectly placed to enjoy the vast open spaces of Trent Country Park, the championship golf courses at Hadley Wood Golf Club and nearby equestrian facilities, while Cockfosters offers a wider selection of cafés, restaurants and Piccadilly Line Underground services. Excellent road links via the A1(M) and M25 provide convenient access to Central London, Hertfordshire and beyond.

Offering an enviable combination of generous living space, a substantial mature plot and significant future potential, this is a rare opportunity to create an exceptional family residence in one of Hadley Wood's most prestigious settings.











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Council Tax: H
Local Authority: Enfield
Tenure: Freehold



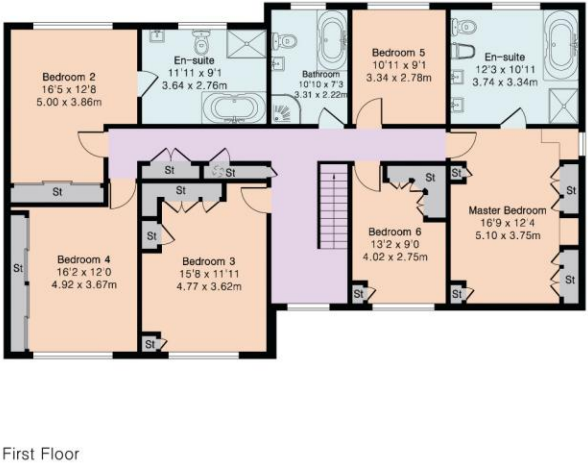
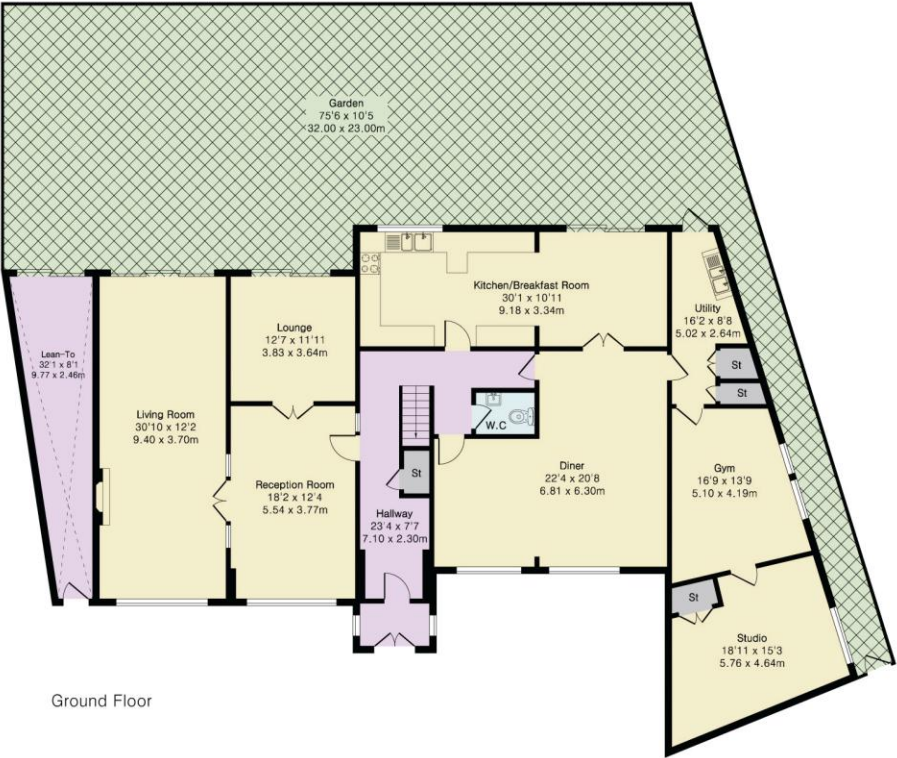
Approximate Gross Internal Area 4069 sq ft - 378 sq m

Ground Floor Area 2475 sq ft – 230 sq m

First Floor Area 1594 sq ft – 148 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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