



Newmans Way
Hadley Wood, EN4 0LR

Waterfalls, Newmans Way

'Waterfalls' is a spectacular gated Tudor style detached family home with spacious and well-planned accommodation and incorporates a high specification throughout. This luxurious home spans over 5,500 sq. ft and is situated in the heart of Hadley Wood.

As you enter the property the grand reception hallway leads to a Sitting /TV room. To the rear of the hallway, double doors lead to a split-level formal dining / sitting room with doors that lead out on to the patio. There is also a guest WC off the hallway.

The kitchen/diner leads to the conservatory and utility room with separate food preparation area and an integral door leading to the double garage. The kitchen has been bespoke hand crafted by Charles Yorke with 75mm Granite work tops and a range of integrated Meile appliances and an Induction Rangemaster.

To the first floor there is a spacious landing with four double bedrooms including the principal suite and family bathroom room. The principal suite has the advantage of its own dressing room which has been bespoke appointed. The ensuite bathroom has also been fitted to a high standard with luxury finishings. Bedrooms two and three also benefit from having an ensuite shower room and a bathroom.

All the bedrooms on this floor also have bespoke fitted wardrobes. To the second floor there is further large guest bedroom and guest bath/shower room. There is a large games room/ Tv room and a separate study to complete the accommodation on this floor. The property also benefits from plenty of storage to the eaves.

The rear garden has been landscaped with a large patio terrace with outdoor heated swimming pool and a bespoke built restaurant grade BBQ. The remainder of the garden has a landscaped garden with lawn and water feature incorporating a secluded seating area to the rear.

To the front of the property is a gated driveway that leads to the double garage with the drive providing parking for vehicles and has mature landscaped borders.

Location: Hadley Wood mainline station (Moorgate approx. 25 Mins) and local shops are within easy reach as are Hadley Wood golf club and tennis club. The area is also well served by both fee-paying and state schools and the M25 and Cockfosters underground station are a short drive away.








































Council Tax – H Local Authority – Enfield

Approximate Gross Internal Area 5571 sq ft – 517 sq m
 Ground Floor Area 2294 sq ft – 213 sq m
 First Floor Area 1672 sq ft – 156 sq m
 Second Floor Area 1527 sq ft – 142 sq m
 Outbuilding Area 78 sq ft – 7 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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.



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