

Greenbrook Avenue, Hadley Wood, EN4 0LS





# Greenbrook Avenue

A beautiful five-bedroom detached family home, perfectly situated on a quiet road in Hadley Wood.

As you step into the property, you are welcomed by a spacious and inviting entrance hall, with access to all the main reception areas.

The front reception room serves as a formal dining space and provides direct access to the garage. Sliding doors lead into a generous lounge area with a fireplace, offering picturesque views of the garden.

Additionally, there is a cosy TV room featuring French doors that open directly onto the garden, creating a seamless indoor-outdoor connection.

The kitchen, designed in a classic shaker style, is equipped with a range of integrated appliances. Adjacent to the kitchen is a practical utility room, which also offers access to both the garden and the side of the property.

Completing the ground floor is a guest W/C and a fully fitted home office, providing a functional yet elegant workspace.

On the second floor, the principal bedroom boasts a spacious en-suite bathroom, complete with a bath, separate shower, and fitted wardrobes. The second bedroom also benefits from built in wardrobe space and its own en-suite shower room. There are three additional generously sized bedrooms, all well-proportioned, and a modern family bathroom, featuring both a bath and a shower, completes this floor.

At the rear of the property, a large patio area provides an ideal space for outdoor dining and entertaining, with steps leading up to an expansive lawn bordered by thoughtfully planted beds.

To the front of the property, there is a substantial paved area offering ample off-street parking and access to the garage.











































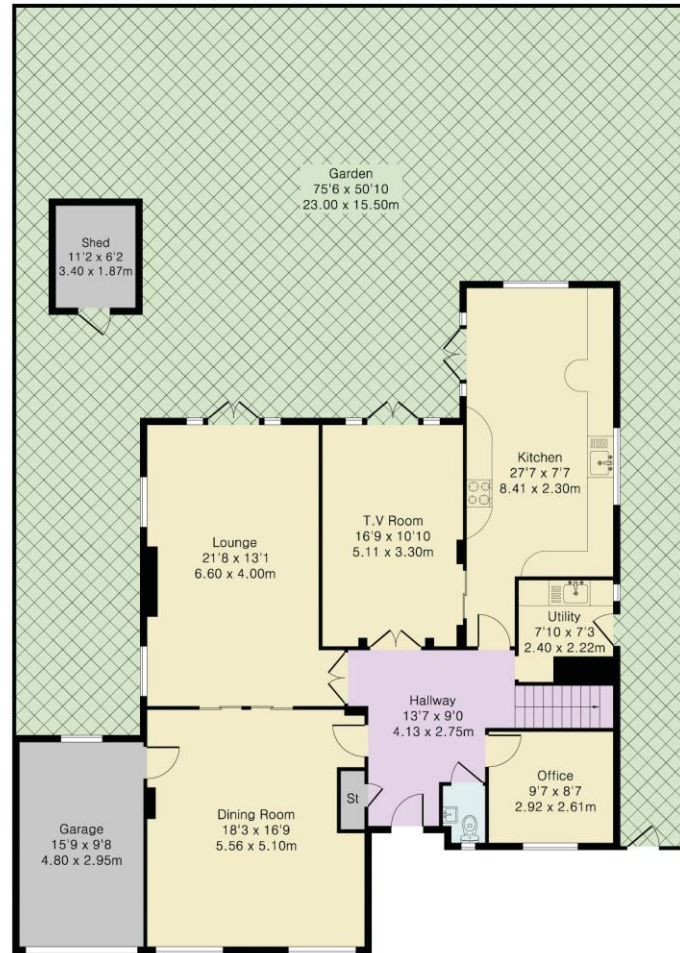










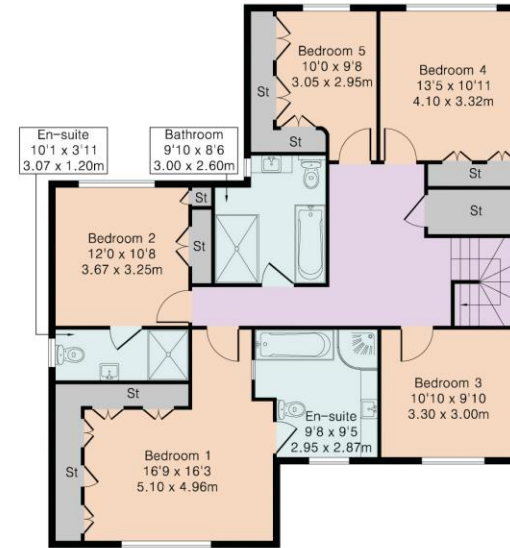


Ground Floor

**Approximate Gross Internal Area 2735 sq ft - 254 sq m**

Ground Floor Area 1600 sq ft – 149 sq m

First Floor Area 1135 sq ft – 105 sq m



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



**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.

# STATONS

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax - H  
Local Authority – Enfield

**STATONS**  
**HADLEY WOOD**

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