



Fairgreen
Hadley Wood, EN4 0QS

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This exceptional five-bedroom, four-bathroom detached residence spans approximately 4,041 sq ft and is accessed via a landscaped private carriage driveway with electric gates. Set within a quiet residential cul-de-sac, conveniently close to Cockfosters High Street and underground tube station.

Upon entering, you are greeted by a bright and spacious reception hall, flooded with natural light through striking vaulted ceilings. The heart of the home is an expansive super room, thoughtfully designed and fitted with a stylish range of modern units and fully equipped with Siemens integrated appliances. Bi-fold doors effortlessly open out to the rear garden, creating a seamless indoor-outdoor living experience.

Adjacent to the kitchen is a dedicated beauty room with direct access to the side of the property. On the opposite side, you will find a utility room which leads directly into the garage. The garage has been fitted with a built-in desk, Dura wall-mounted storage cabinets, a sub pump, and high-tech LED lighting .

This floor also boasts a fully soundproofed cinema room, complete with blackout blinds, a state-of-the-art surround sound system, and starlight Lutron lighting system, providing the ultimate private cinema experience.

To complete this level, there is a formal dining room ideal for entertaining, and a well-appointed guest W/C.

On the first floor there is 4 double bedrooms one of which has a walk-in wardrobe and modern ensuite another two other has an ensuite one with a balcony overlooking the garden.

The first-floor hosts four generously sized double bedrooms, each thoughtfully designed. One of the bedrooms features a walk-in wardrobe and a modern en-suite bathroom, while two others also benefit from their own private en-suites - one of which enjoys access to a private balcony overlooking the rear garden.

The top floor is dedicated to the luxurious principal bedroom suite, offering both space and privacy. This impressive room includes a stunning tiled en-suite bathroom and ample built-in wardrobe space

The rear of the property has been thoughtfully designed for both relaxation and entertaining. A custom-made BBQ area features a built-in sink, integrated fridge, and drinks cooler - ideal for hosting guests during the warmer months.

The garden also includes a stylish contemporary gazebo set on the patio, creating a perfect shaded area for outdoor dining or lounging. Additionally, a well-equipped outhouse, currently set up as a functional gym, adds to the versatility of this exceptional outdoor space.

Situated within easy reach of Cockfosters with shops, restaurants and Piccadilly Line underground station. Trent Country Park is close at hand and the M25 is a short drive away.























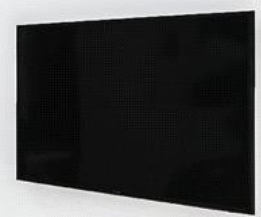
























Approximate Gross Internal Area 4041 sq ft - 375 sq m

Ground Floor Area 1790 sq ft – 166 sq m
 First Floor Area 1314 sq ft – 122 sq m
 Second Floor Area 633 sq ft – 59 sq m
 Outbuilding Area 304 sq ft – 28 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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.





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HADLEY WOOD**

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