

Sandridge Close, Hadley Wood, EN4 0HB





WARNING
DO NOT CLOSE

SA
CLOSE

Sandridge Close

This five bedroom semi-detached residence is situated within a gated development consisting of four houses. The home offers flexible accommodation and spans over 2600 sq. ft along with a separate detached double garage.

As you enter the property the hallway leads to a lounge, study, a further living room and a kitchen breakfast room with a range of modern fitted units with integrated appliances and granite work tops. There is direct access to the utility room and a guest WC to complete the ground floor.

To the first floor there are four bedrooms including three double bedrooms with the principle suite benefiting from a 5-piece ensuite bath / shower room. Bedroom two also benefits from an ensuite shower room and all the bedrooms have built in wardrobes. To complete this floor there is also a family bathroom.

To the second floor there is a further large double bedroom and a separate shower room.

The rear garden is mainly laid to lawn and there is a large patio which is accessed from the kitchen and the living room.

Approach: Electrically operated security gates open to Sandridge Close. Block paved driveway provides guest parking and gives access to detached double garage. Paved pathway to front door lawn area flower and shrub beds.

Location: Sandridge Close is situated off of Waggon Road on the fringe of greenbelt countryside within easy reach of Hadley Wood's primary school, local shops, and mainline station. High Barnet is a short drive away, as is the M25.







































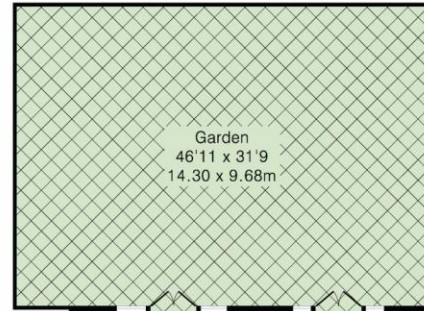




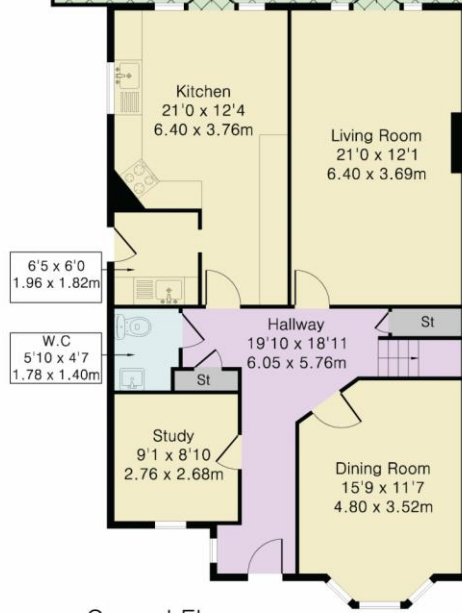




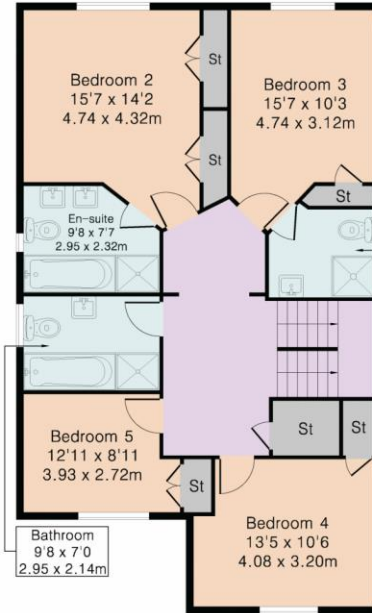




Approximate Gross Internal Area 2664 sq ft – 247 sq m
 Ground Floor Area 976 sq ft – 91 sq m
 First Floor Area 981 sq ft – 91 sq m
 Loft Room Area 390 sq ft – 36 sq m
 Garage Area 317 sq ft – 29 sq m



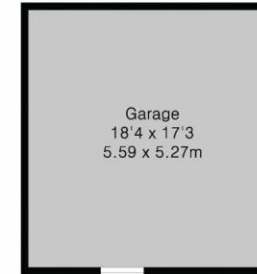
Ground Floor



First Floor



Loft Room



Garage



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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	77
(55-68) D	83
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Council Tax - H
Local Authority - Enfield

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