



Parkgate Avenue
Hadley Wood, EN4 0NN





Parkgate Avenue

This five-bedroom detached family residence of circa 3423 sq. ft and is situated in a quiet residential turning just off Camlet Way.

The property has been maintained and enhanced to a high standard and offers bright, versatile accommodation arranged over three floors with well-proportioned rooms.

As you enter the property the hallway leads you to the formal dining area leading to the open family living room.

The property boasts a home cinema room. The rear of the home there is a large kitchen and breakfast room with additional conservatory living area. The kitchen is a bespoke design complete with granite worktops and a range of Gaggenau appliances with a feature oak breakfast bar.

To the first floor there are four bedrooms all of which are doubles. Bedrooms 1 and 2 benefit from having en suite facilities. To complete the first floor there is also a family bathroom and utility/ ironing room. The second floor comprises of bedroom 5/ office which is currently being used as a dressing room complete with bathroom.

To the exterior there is a detached single garage which has been extended to incorporate a home gym and shower room. The rear garden is mainly laid to lawn with a large patio area for alfresco dining and has planted borders. To the front of the property is a carriage driveway with planted borders and provides parking for several vehicles.

Location: The property is located on a quiet tree lined avenue of Hadley Wood and is within walking distance of Hadley Wood mainline station, Hadley Wood primary school, local shops, golf course and tennis club. The M25 is also just a short drive away.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(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

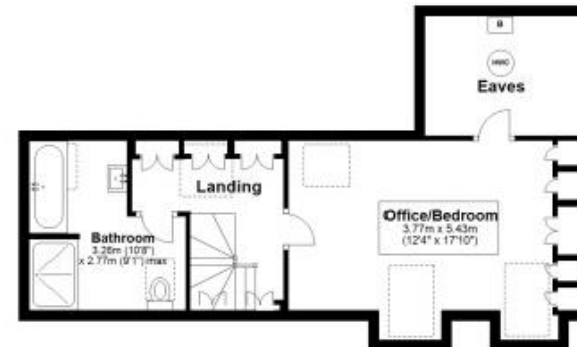
Ground Floor
Approx. 157.1 sq. metres (1690.9 sq. feet)



First Floor
Approx. 118.5 sq. metres (1275.9 sq. feet)



Second Floor
Approx. 42.4 sq. metres (456.4 sq. feet)



Total area: approx. 318.0 sq. metres (3423.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plans prepared by Adrian Bunting 07753375665. Plan produced using PlanUp.



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