

Crescent West, Hadley Wood, Hertfordshire, EN4 0EG





WARNING

Crescent West

A very well-proportioned family home situated on one of Hadley Woods premier roads. This warm and welcoming five-bedroom detached family home has views over greenbelt land which are simply stunning adding to the many benefits to this wonderful property.

The reception hallway provides direct access to the garage, a formal lounge, a snug/sitting room and separate family area off the kitchen.

The kitchen is very spacious and provides ample space for everyday family living. Bi-folding doors lead you to the orangery which is also linked to the family area or perhaps snug room providing flexible living and entertaining accommodation. Just off the kitchen there is access to the utility room which has access to the side passage. To complete the ground floor there is also a guest WC.

On the first floor, the principal suite has a walk in dressing room leading to the luxurious en-suite shower room. The bedroom has stunning views over the green belt and its own private and secluded balcony. There is a second bedroom with fitted cupboards and a bright en-suite shower room, an additional 2 bedrooms with fitted wardrobes, as well as a family bathroom suite.

On the second floor there is yet another large double bedroom with plenty of storage to the eaves and en-suite shower room.

The rear garden is west facing with rolling greenbelt views and has a large rear patio for entertaining and the garden is mainly laid to lawn and is approx. 112ft by 76ft.

To the front of the property has a sweeping driveway providing parking for a number of vehicles and direct access to the garage.

Location: Situated in the heart of Hadley Wood within easy reach of local shops, Hadley Wood primary school and main line station. Hadley Wood golf and tennis club are close at hand and the M25 is a short drive away.



























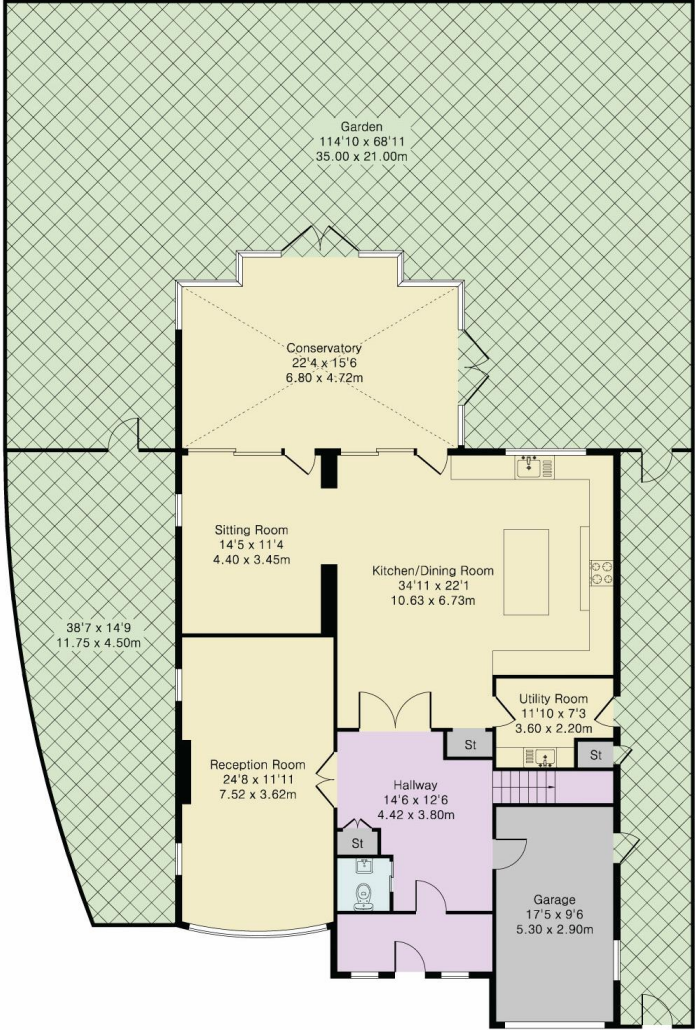


Approximate Gross Internal Area 3359 sq ft – 312 sq m

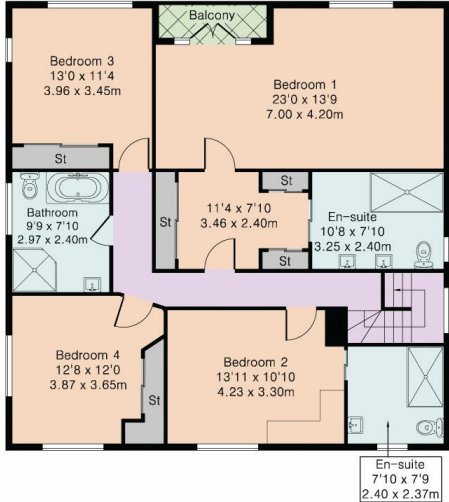
Ground Floor Area 1785 sq ft – 166 sq m

First Floor Area 1200 sq ft – 111 sq m

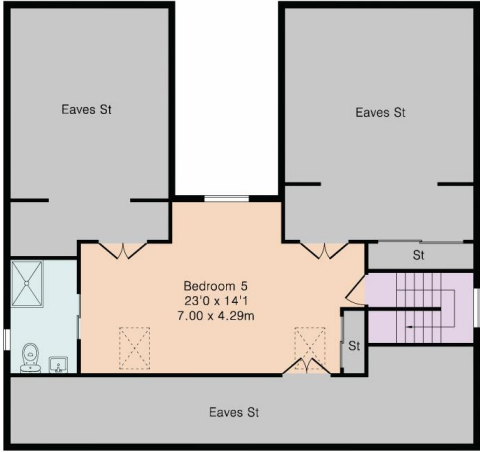
Second Floor Area 374 sq ft – 35 sq m



Ground Floor



First Floor



Second 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.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		

Council Tax - G
Local Authority – Enfield

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