



Greenbrook Avenue
Hadley Wood, Hertfordshire, EN4 0LS





Greenbrook Avenue

A beautifully presented and extended five-bedroom detached family residence, nestled on a tranquil, tree-lined road in the prestigious Hadley Wood.

This exceptional home showcases an elegant blend of solid oak flooring, Crittall doors, and limestone tiling throughout the ground floor. A grand, part-galleried reception hallway creates a stunning first impression, offering seamless access to the principal living areas.

The spacious drawing room is complete with a feature fireplace, and double doors opening onto the beautiful garden, while the formal dining room provides the perfect setting for entertaining.

At the heart of the home lies a NEWLY INSTALLED bespoke luxury Tom Howley kitchen, thoughtfully designed with Siemens integrated appliances, Caesarstone worktops and a stylish central island, leading effortlessly into a skilfully constructed orangery. Bathed in natural light, this exquisite space offers breathtaking views over the meticulously maintained garden and inviting swimming pool.

To complete this floor there is a bespoke fitted home office space, guest w/c and utility room with internal access into the garage.

The first-floor accommodation boasts a luxurious principal suite, featuring an array of bespoke Smallbone fitted wardrobes. The beautifully designed en-suite bathroom is complete with a walk-in shower, a sleek bathtub, and double sinks, all finished to the highest standard. For added comfort, the principal bedroom is also equipped with an advanced air conditioning system.

Four further double bedrooms (one with an en-suite bathroom) can be found three of which are the same size as the master and one bedroom has newly been refurbished and fitted with Neatsmith wardrobes and a family bathroom.

The lovely south facing tiered garden of just under 120ft features a stone patio with a gate and steps leading down to the stone tiled swimming pool terrace which boasts a stunning mosaic tiled swimming pool heated with the latest Pentair system and a covered BBQ area with plumbing and electrics. Further steps lead down to the final tier of the garden which is mainly laid to lawn with a variety of shrubs, plants and a feature Willow tree.

To the rear of the garden you will find the home office/gym which comprises: a plant room, a shower room, changing area and a multipurpose room.

Approach: The property stands behind a dwarf walled frontage of approx. 59ft with a sweeping block paved approach driveway providing off street parking for several cars and leads to the integral garage and gated side pedestrian access. There are well kept flower beds to the front and side and fenced borders provide the boundary to the neighbouring properties.

Location: Greenbrook Avenue is well located for transport links, with First Capital Connect mainline station in Hadley Wood and the underground at Cockfosters station (Piccadilly Line). The shops and amenities of Hadley Wood and Barnet are within a few minutes' drive. Hadley Wood and Trent Park also offer excellent walking and riding facilities.



















































Approximate Gross Internal Area 3141 sq ft - 292 sq m

Ground Floor Area 1743 sq ft – 162 sq m

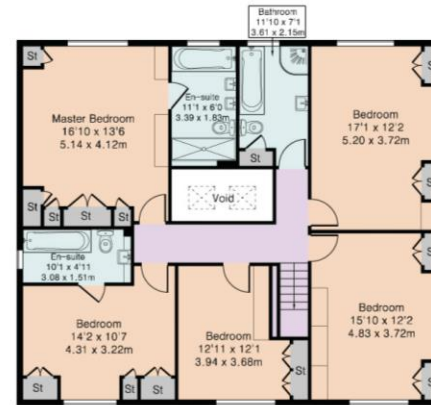
First Floor Area 1228 sq ft – 114 sq m

Outbuilding Area 170 sq ft – 16 sq m

Council Tax – H
Local Authority – Enfield



Ground Floor



First Floor



Energy Efficiency Rating

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

80

70



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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