



Cockfosters Road  
Hadley Wood, EN4 0JS





## Willow Oak A Spacious Five-Bedroom Family Home with Indoor Pool & Leisure Complex

Willow Oak is a substantial and immaculately presented five-bedroom detached family home, occupying a generous west-facing plot of approximately half an acre. Set in a desirable location and offered chain free, this impressive property blends space, comfort, and convenience - complete with an indoor swimming pool and leisure suite, making it ideal for modern family living and entertaining.

### Ground Floor – Well-Proportioned & Versatile

Upon entering, you are welcomed by a spacious entrance hall that sets the tone for the rest of the home. The layout offers excellent flexibility, with a range of formal and informal spaces.

- Lounge – A bright and comfortable room, ideal for relaxing or hosting
- Formal Dining Room – Perfect for family meals and entertaining guests
- TV Room – A more casual space for everyday living
- Kitchen/Breakfast Room – Fitted with ample storage and workspace, with room for informal dining
- Utility Room – Keeps laundry and storage neatly tucked away
- Study – Quiet and private, ideal for working from home

One of the standout features of Willow Oak is its generous indoor swimming pool and leisure complex, accessed via a connecting walkway. This dedicated space brings added lifestyle value, ideal for year-round enjoyment.

### First Floor – Comfortable Family Living

The first floor provides five well-sized bedrooms, including:

- Principal Bedroom – A calm, spacious retreat featuring a five-piece en-suite bathroom
- Three Additional En-Suite Bedrooms – Each offering privacy and comfort
- Fifth Bedroom – Ideal as a guest room or additional study
- Family Shower Room – Serves the remaining bedrooms with style and convenience

### Outdoor Space – Privacy & Tranquillity

To the rear, the beautifully maintained mature garden offers plenty of space for children to play, al fresco dining on the patio, or simply enjoying the surrounding greenery.

It is well stocked with established trees, shrubs, and flowering borders that create a sense of peace and privacy.

At the front, a deep, gated driveway provides secure parking for several vehicles and access to a double garage.

### Development Potential – Subject to Planning

Thanks to its generous half-acre plot, Willow Oak also presents outstanding potential to extend or reconfigure, subject to the necessary planning permissions. Whether you are looking to expand the existing footprint, add an annex, or develop further leisure facilities, the size and layout of the plot offer exceptional flexibility to tailor the property to your long-term needs.

### Location – Well-Connected & Sought-After

Willow Oak is ideally located within easy reach of:

- Hadley Wood Mainline Station – Regular trains to Moorgate
- Cockfosters Underground Station (Piccadilly Line)
- Direct access to central London
- M25 Junction 24 – Quick connections to the motorway network and airports

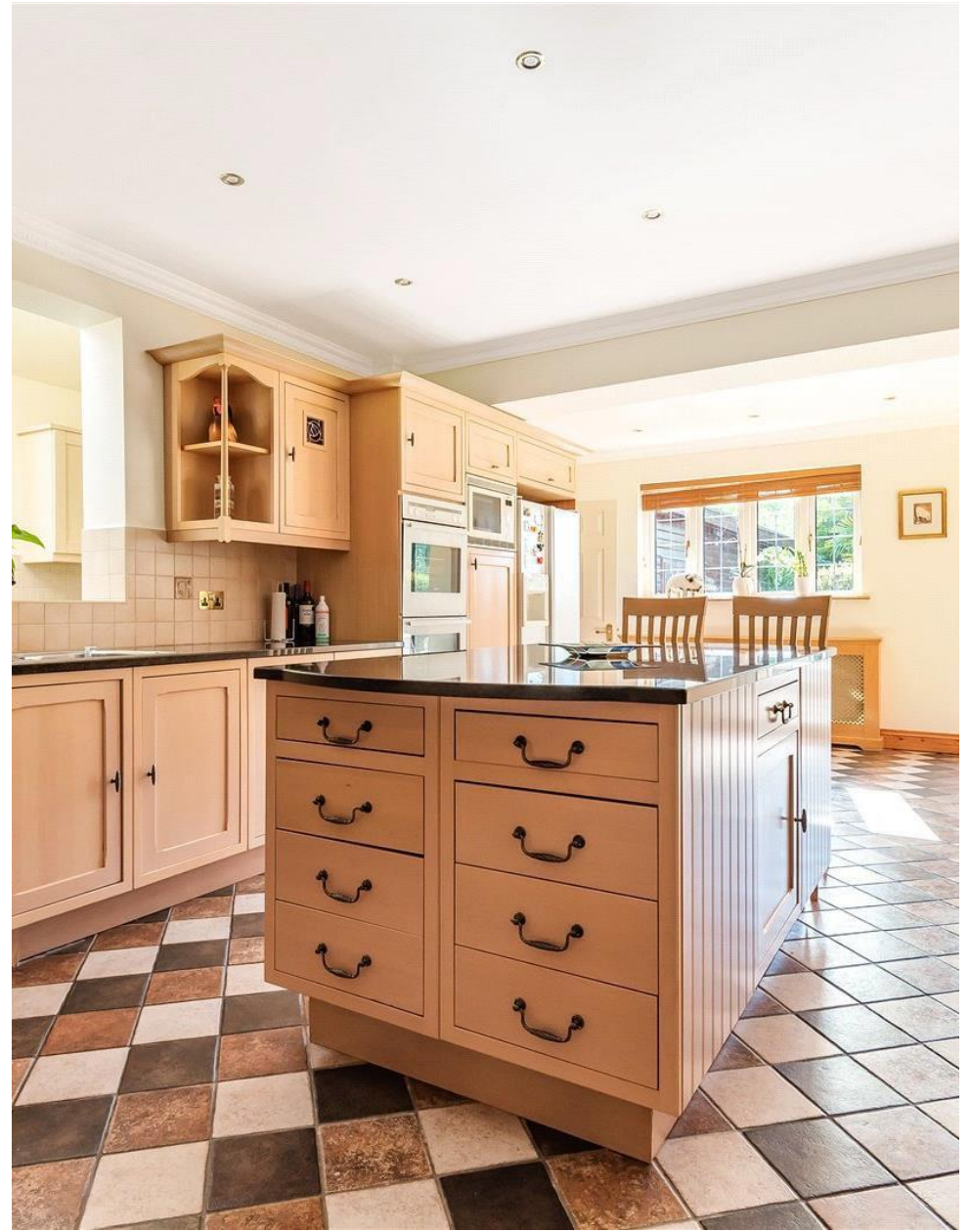
The area offers a strong sense of community, excellent local schools, and nearby recreational facilities such as Hadley Wood Golf Club and Tennis Club.



































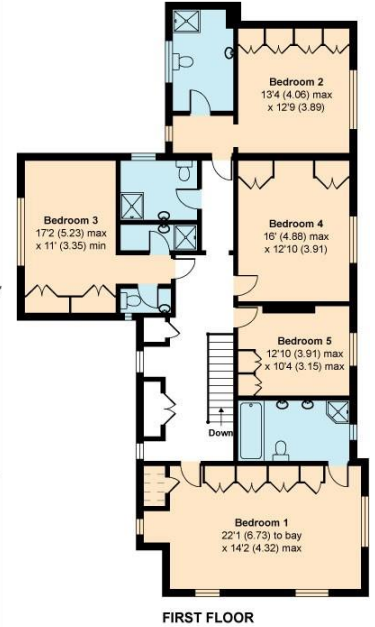
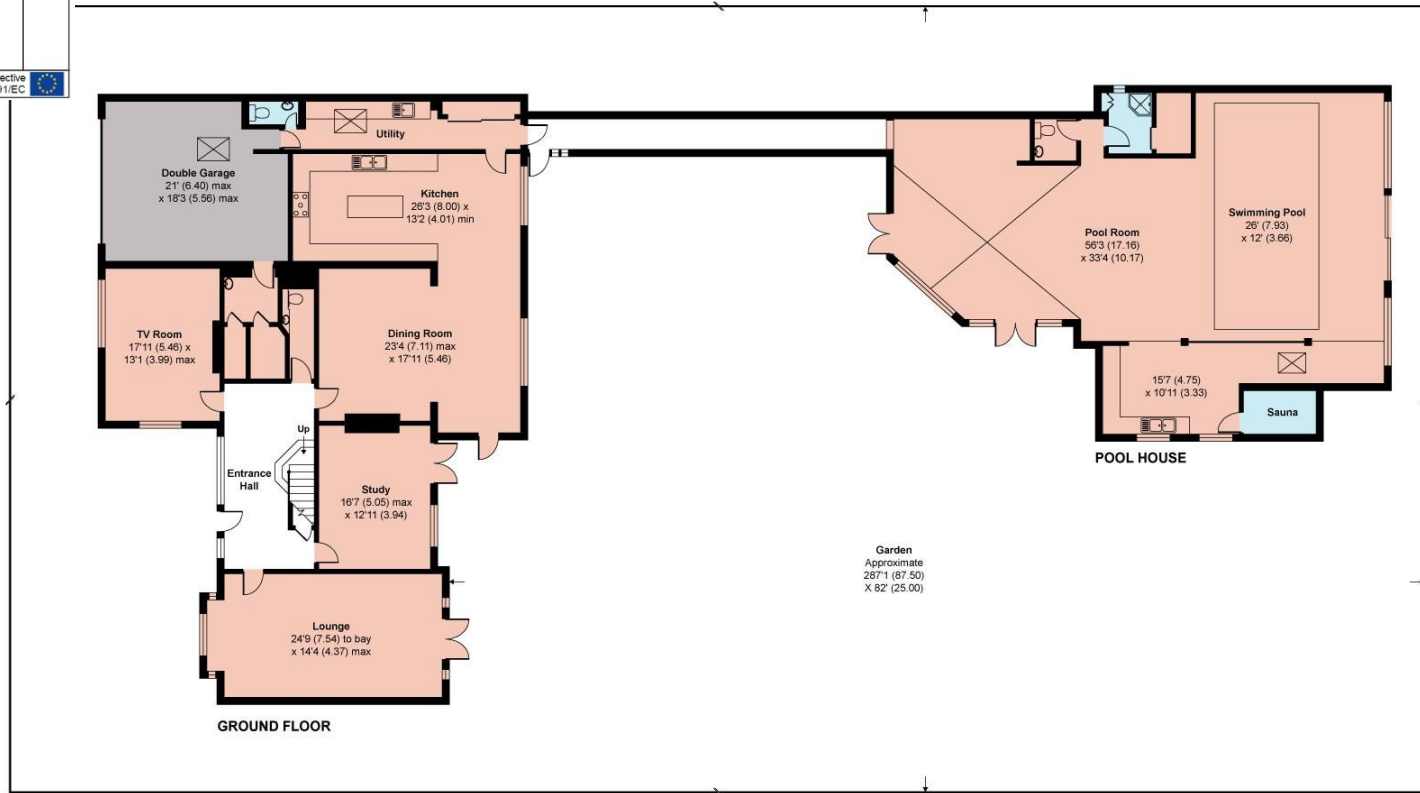
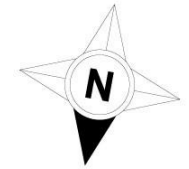


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APPROX. GROSS INTERNAL FLOOR AREA 4258 SQ FT 395.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)  
 POOL HOUSE APPROX. GROSS INTERNAL FLOOR AREA 1896 SQ FT 176.1 SQ METRES

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	82 63

Denotes restricted head height



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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