



Lancaster Avenue
Hadley Wood, Hertfordshire, EN4 0ET



Lancaster Avenue

A beautiful five bedroom detached family residence set in a very desirable road within a short walking distance of Hadley Wood overground station. The property has a wonderful approach via a paved carriage driveway and mature lawn leading to a garage with side access to the property.

As you enter the property you are met with a spacious bright entrance hall with doors leading into the triple aspect lounge and bar/games room.

The kitchen is a bespoke handmade shaker style with a large archway leading you into a stunning vaulted ceiling lounge which overlooks the lovely garden. To complete this floor there is a separate utility downstairs cloakroom and internal access into the garage.

The first floor has spacious main bedroom with bay window, walk in wardrobe, and ensuite shower room. There is a further three double bedrooms one with an ensuite and family bathroom.

The top floor has a large double bedrooms with ensuite and huge storage space into the eaves.

The rear garden has a large patio area which offers a splendid space for alfresco dining the rest of the garden is mainly laid to lawn with shrubs and an array of different seating areas throughout. To complete the garden there is a summer house/gym, summer room and shed.

































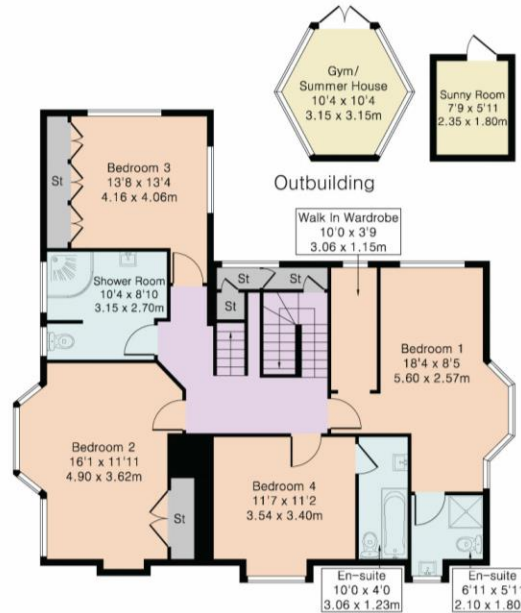


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	51
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

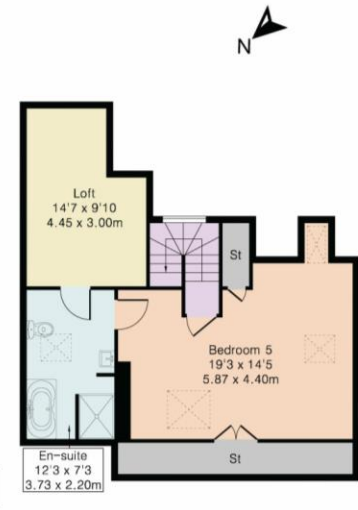


Ground Floor

Approximate Gross Internal Area 3510 sq ft – 326 sq m
 Ground Floor Area 1720 sq ft – 160 sq m
 First Floor Area 1057 sq ft – 98 sq m
 Top Floor Area 526 sq ft – 49 sq m
 Outbuilding Area 207 sq ft – 19 sq m



First Floor



Top 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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