





# Newmans Way

A beautifully presented six-bedroom detached family home located in the heart of Hadley Wood offering well planned and proportioned accommodation arranged over three floors.

As you enter the property you are welcomed into an inviting entrance hall which leads to the lounge, dining room, custom made kitchen/breakfast room/utility and family room. From the utility room you can directly access the garage and there is also a guest cloakroom.

The first floor comprises a master bedroom with a contemporary en-suite shower room. Three further double bedrooms complement the first floor along with a large family bathroom. To the top floor you will find bedrooms five and six along with a cloakroom.

There is also a large eaves storage area offering potential for further accommodation, subject to usual planning consents.

The beautiful mature west facing rear garden measures approximately 125ft and features an entertaining patio leading to a lawn garden with a wide variety of trees and shrubs. The garden also has the benefit of an irrigated water system.

Approach: The property is approached via a carriage driveway which provides block paved off street parking for multiple vehicles.

Location: Located within proximity of Hadley Wood mainline station which offers a regular service into Moorgate. Cockfosters underground station (Piccadilly Line) is approximately 3 miles away, as is junction 24 of the M25. Education is well catered for in the area, as are recreational facilities which include Hadley Wood Golf Club and Tennis Club.

































# Newmans Way, Barnet, EN4

APPROX. GROSS INTERNAL FLOOR AREA 2684 SQ FT 249.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & VOID)  
 GARAGE APPROX. GROSS INTERNAL FLOOR AREA 199 SQ FT 18.4 SQ METRES



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.



# STATONS

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The Property  
Ombudsman

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		



Council Tax - G  
Local Authority – Enfield

STATONS  
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