



Parkgate Avenue  
Hadley Wood, EN4 0NN



# Parkgate Avenue

This beautifully newly renovated detached family home has been completed to a high specification with smart home technology throughout. This home extends over 3 floors and is approx. 4500 sq. ft whilst situated in one of the area's sought-after locations, within easy reach of Hadley Wood mainline station.

As you enter the property you are welcomed by a spacious reception hallway that leads to a formal lounge, bespoke fitted media room and a guest WC and Cloakroom. To the rear of the property there is an open plan super room with a bespoke fitted kitchen and island with built in seating area along with its range of integrated appliances.

To the first floor there is four double bedrooms; The double bedrooms to the rear benefit from beautifully appointed Ensuites and views over the rear garden. There is also a 4 piece suite in the family bathroom. To complete this floor there is a further room that could be used as a nursery or a study.

The second floor comprises of a principle bedroom suite boasting two walk in wardrobes and a large bathroom with 'Onyx styled porcelain tiles, a twinned vanity unit, walk in shower and bath with inset TV.

The rear garden has southwest aspect and has a bespoke designed entertaining terrace with recessed sitting areas. Steps lead to the lawn with planted borders. The garden is approx. 113 ft in length by 48 ft. There is also further planning permission for an outbuilding at the rear of the garden which measures approx. 500 sq. ft. This would make an ideal games room or gym.

To the front of the property is a spacious driveway that is approx. 17m wide with mature plants and trees to the borders and provides parking for numerous vehicles.

**Location:** Hadley Wood mainline station offers a 30 minute journey time to Moorgate and Kings cross and Cockfosters underground station (Piccadilly line) is a short drive away, as is junction 24 of the M25 which provides an excellent link to the M1 and all major airports including Heathrow, Luton and Stanstead. Recreational facilities in the area include Hadley Wood Golf Club and Tennis Club. The area is also well served by educational facilities which include Stormont, Lochinver, Haberdashers' Aske's for Boys, Haberdashers' s for Girls, Mill Hill School, Aldenham, Belmont, Dame Alice Owen, Haileybury, Queenswood, Queen Elizabeth's Boys school and Queen Elizabeth's Girls School.

Council Tax - H

Local Authority - Enfield























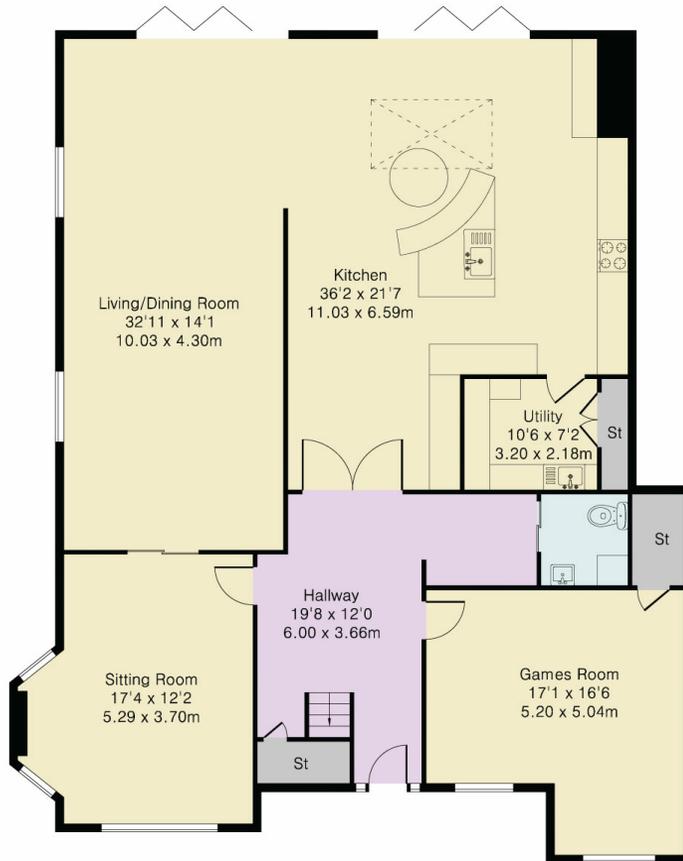


Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given 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.

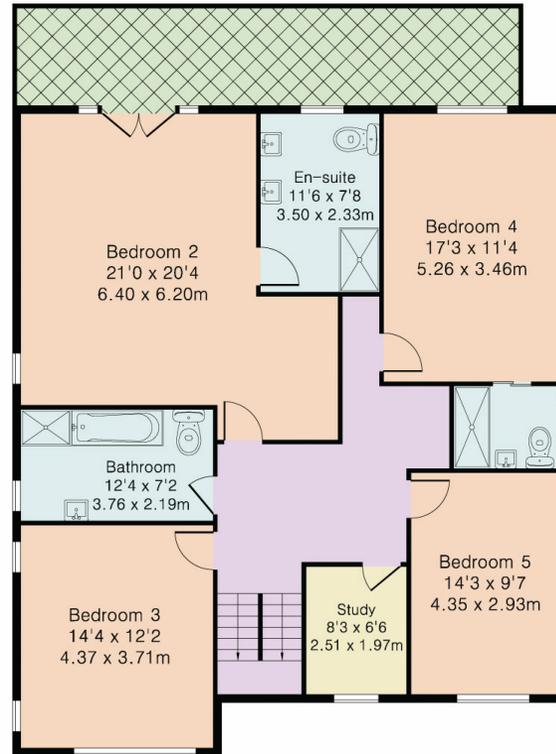


Shed  
9'10 x 6'7  
3.00 x 2.00m

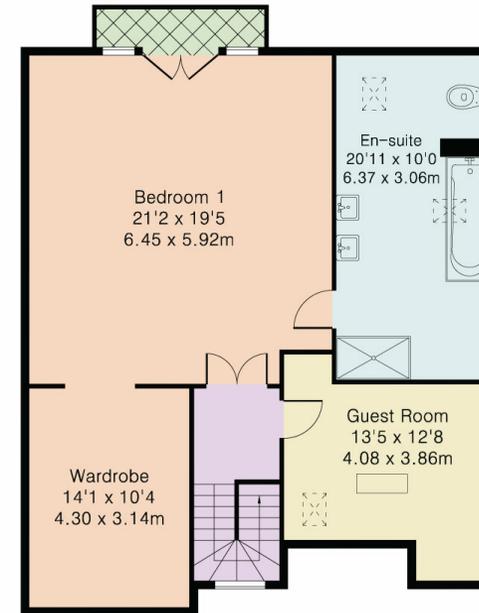
Outbuilding



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.

## Parkgate Avenue, Hadley Wood, EN4 0NN

- Little Greene and Farrow & Ball paint used around the house
- All brand new made to measure aluminium windows, wooden external and Todd internal doors
- Underfloor heating covers the whole 2000sqft ground floor and every bathroom
- Individual heat miser thermostats for each room
- Alarm system
- Fire/Smoke alarms & CO monitor
- Silicon rendering on all external walls
- Manifolds on each floor
- Cat 6 cabling throughout with ports in every bedroom
- Multi Wi-Fi hotspot on each floor
- Internet powered by superfast Star-link satellite
- Unique top floor balcony with views over London  
Planning permission granted for a 500sqft pitched roof outhouse with plumbing and electrics  
80% of the property was rebuilt, including all foundations, structural steels, insulation, windows doors & roofing

## GROUND FLOOR

### Hallway

- Bespoke hardwood mahogany sapele, hand painted front door
- Visual Comfort hardwired picture light hand rubbed antique brass
- Furniture and Banham locks (6 keys)
- 1.2m square matt Italian porcelain floor tiles
- Bespoke pine staircase from James Steele with atrium
- Oak handrail
- LED wiring in position for joinery for cloakroom
- Underfloor heating
- Heat miser thermostat

### W.C

- Designed by Letta London and imported from Italy
- Italian designer wall mounted mixer
- Japanese toilet - heated seat and wash/dry function
- LED lighting under toilet and sink
- Visual comfort designer wall lights
- Matt Italian porcelain floor tiles
- Gloss Italian porcelain wall tiles
- Underfloor heating
- Heat miser thermostat

### Formal Living Room

- Chesneys fireplace from Belsize Park
- Cabouca limestone mantel
- Fire basket for dogs & pair of spherical steel fire dogs
- Black honed slate hearth with reeded internal panel
- Hearth spotlights
- Bioethanol burner with remote control
- Sun blind
- Wave curtains
- Porcelain wood effect tiles
- Underfloor heating
- Heat miser thermostat

### Media Room

- Custom media room with coffered ceiling
- LED lighting and gold star dust wall covering in coffered ceiling
- Sound insulated with surround sound ports
- Hidden door leading into server and security room
- 80 inch TV
- Privacy blinds
- Black out roller blinds
- Porcelain wood effect tiles
- Underfloor heating
- Heat miser thermostat

### Kitchen

- Bespoke handmade kitchen by Intervari
- Brass hardware from Armac Martin
- In-frame shaker style
- Oak material
- Hand painted onsite by a Tom Howley expert painter
- Calacatta Gold quartz worktop with Ogee edging from The Marble Group
- Splashback Zellige ceramic tiles from Morocco
- Bespoke wooden canopy hood
- Extractor canopy crystal white glass
- Large double pull-out bin
- Double larder
- Breakfast station with pocket doors and LED lighting
- Pot Filler & Quooker boiling water tap
- Cast iron sink by Caple
- Insinkerator Evolution
- Samsung French style American fridge freezer with ice/filtered water dispenser
- Caple Drinks Cooler
- Siemens Induction hob
- Siemens Wi-Fi steam oven
- Siemens Wi-Fi combi oven and microwave
- Siemens dishwasher
- Bespoke curved banquette seating bench in set into island
- Bespoke wooden pedestal
- Oval Tabletop Calacatta Gold
- Matt Italian porcelain floor tiles with Underfloor heating
- Heatmiser thermostat

### **Utility Room**

- Bespoke handmade by Intervari
- Brass hardware from Armac Martin
- Oak shelves with LED lighting
- Calacatta Gold quartz worktop from The Marble Group
- Splashback Zellige ceramic tiles from Morocco
- Miele washing machine - WiFi controlled with twin dos
- Miele dryer - WiFi controlled with twin dos
- Pull-Out Laundry Bin
- Plant Room
- 150 L Megaflo
- Vaillant boiler
- Water Softener
- Matt Italian porcelain floor tiles
- Underfloor heating
- Heat miser thermostat

### **Family Living/Dining Room**

- Bespoke media wall surround with Arte wall covering
- 75-inch TV
- Sunblind's
- Visual comfort burnished brass linear lantern
- 2 x 5m width bifold doors
- Chesney's fireplace from Belsize Park
- Linear bioethanol burner with remote control
- Bespoke tunnel fireplace design
- Matt Italian porcelain floor tiles
- Underfloor heating
- Heat miser thermostat

### **FIRST FLOOR**

#### **Master Room**

- Luxurious carpet
- Juliet balcony with glass balustrades
- Black out wave curtains
- Black out roller blind
- TV/Cat 6 port
- Adjustable wall mounted TV and bracket
- LED wiring in position for joinery
- Heat miser thermostat
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#### **Master Room Ensuite**

- Bespoke double vanity sink (his/her) imported from Spain
- Corian basin and hansgrohe taps
- Semi-recessed mirror cabinets with LED
- Designer wall lights
- Privacy/sun blind
- Heated towel rail radiator
- Geberit cistern
- Handheld douche
- Navarti porcelain anti-slip floor tiles and Onyx porcelain wall tiles
- Underfloor heating
- Heat miser thermostat

#### **Woodland Bedroom Room 2**

- Luxurious carpet
- Privacy/sun blind
- Black out wave curtains
- TV/Cat 6 port
- Feature wall covering
- LED wiring in position for joinery
- Heat miser thermostat

#### **Woodland Room 2 Ensuite**

- Bespoke vanity sink imported from Spain
- Corian basin and hansgrohe taps Walk in shower
- Semi-recessed mirror cabinets with LED
- Hansgrohe rain shower
- Hansgrohe handheld shower
- LED lighting
- Heated towel rail radiator
- Geberit cistern
- Italian porcelain tiles - matt anti-slip floor and gloss wall tiles
- Underfloor heating
- Heat miser thermostat
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#### **Safari Bedroom Room 3**

- Luxurious carpet
- Privacy/sun blind
- Bespoke designed black out roller blinds
- Wall covering
- TV/Cat 6 port
- Heat miser thermostat

#### **Ocean Bedroom Room 4**

- Luxurious carpet
- Privacy/sun blind
- Black out roller blind
- TV/Cat 6 port
- LED wiring in position for joinery
- Heat miser thermostat

#### **Family Bathroom**

- Bespoke double vanity sink (his/her) imported from Spain
- Corian basin and hansgrohe taps
- Semi-recessed mirror cabinets with LED
- Designer wall lights
- Walk in shower
- Heated towel rail radiator
- Hansgrohe rain shower
- Hansgrohe handheld shower
- Bespoke shower seat
- Bathtub with Grohe smart plate
- LED lighting
- Geberit cistern
- Handheld douche
- Navarti porcelain anti-slip floor tiles and onyx porcelain wall tiles
- Underfloor heating
- Heat miser thermostat

#### **Study**

- Luxurious carpet
- Privacy/sun blind
- Black out roller blind
- TV/Cat 6 port
- Heat miser thermostat

#### **LOFT**

##### **Bedroom 5**

- Luxurious carpet
- Black out Velux blind
- TV/Cat 6 port
- LED wiring in position for joinery
- Heat miser thermostat

#### **Loft Master Room 6**

- Luxurious carpet
- Perfect fit black out blinds
- Sheer wave curtains
- Wall mounted 75-inch TV
- TV/Cat 6 port
- Juliet balcony
- Glass balustrade
- Walk-in dressing room
- LED wiring in position for joinery
- Heat miser thermostat

#### **Loft Master Room 6 Ensuite**

- Bespoke double vanity sink (his/her) imported from Spain
- Corian basin and hansgrohe taps
- Semi-recessed mirror cabinets with LED
- Designer wall lights
- Heated towel rail radiator
- Walk in shower
- Hansgrohe rain shower
- Hansgrohe handheld shower
- Bespoke shower seat
- Custom built bathtub with mounted mixer and douche
- Wall mounted waterproof TV
- LED lighting
- Geberit cistern
- Handheld douche
- Navarti porcelain anti-slip floor tiles and onyx porcelain wall tiles
- Black out Velux blinds
- Underfloor heating
- Heat miser thermostat

#### **OUTDOOR**

- Mature garden
- Full hardwired and remote-controlled garden lighting
- 2 water fountains
- Golf mat
- Wishing well
- Electricity points
- Water taps
- Utilities in place for outdoor kitchen/BBQ area
- Outdoor seating nook & Firepit
- Shed with electricity
- Planning permission granted for 500sqft pitched roof outhouse with plumbing and electrics
- Driveway for 6 cars
- New wider water pipe connected to water mains



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