



Lancaster Avenue, Hadley Wood, Enfield, EN4 0ES

Lancaster Avenue

A beautiful 5-bedroom semi-detached family residence set in a very desirable road in Hadley Wood. This property is within a short walking distance of Hadley Wood overground station and has a wonderful approach via a paved driveway with parking for multiple vehicles.

The home has been extended to provide ample living accommodation with a through lounge, study and a kitchen/diner that has a well-appointed fitted kitchen with large island and dining area to the rear that leads onto the garden. Just off the kitchen is a further family / TV room which has direct access to the garden. To complete the ground floor there is a fully functional utility room and guest toilet.

To the first floor there is four double bedrooms, the master suite has the added benefit of an en suite shower room and a view over the rear garden, bedroom two is also overlooking the garden and has an en suite shower room. There is also a beautifully presented family bathroom.

The rear garden has been designed in two sections with a formal garden from the rear terrace that is broken up by beds of matures shrubs and trees that lead to a rear section of garden with mature fruit trees. The garden is approx. 150ft in length and has a purpose-built garden room along with a fitted kitchenette and separate showroom/WC. A large pergola is also attached for outdoor entertaining and cooking.

Location: Set in this tree-lined avenue within easy reach of Hadley Wood's local shops, mainline station and primary school. Additional amenities are provided at High Barnet, Potters Bar and Cockfosters and the M25 is a short drive away. There are many excellent schools within easy reach and recreational pursuits are well catered for.





























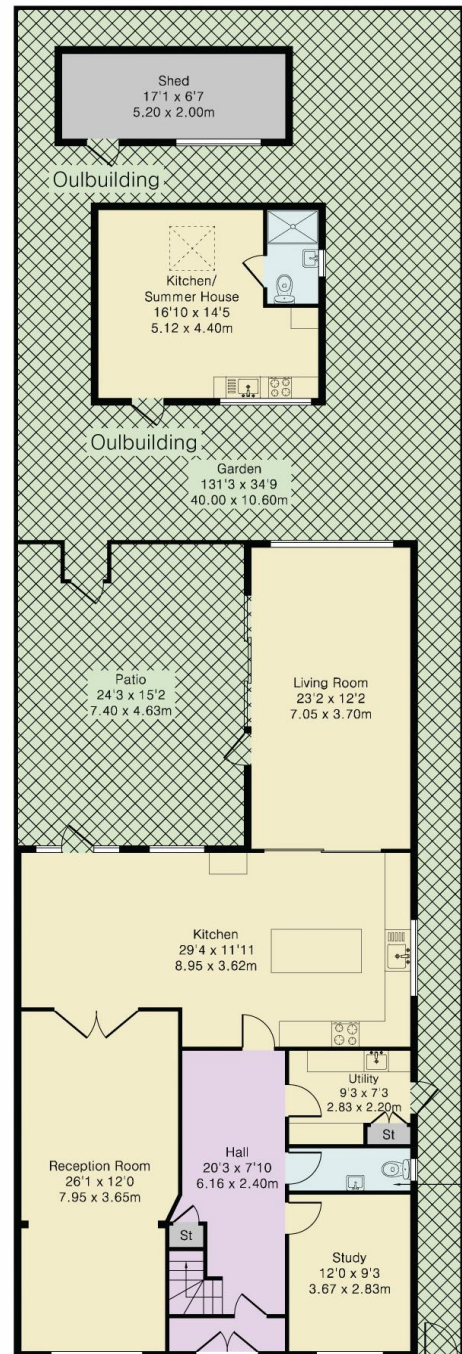




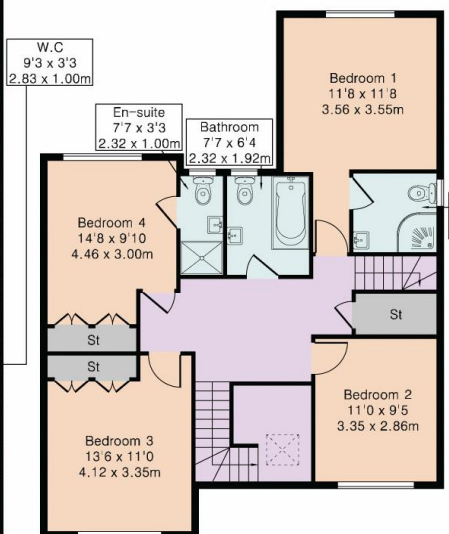




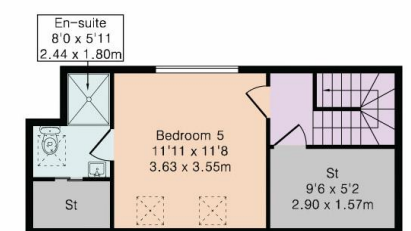
Approximate Gross Internal Area 2980 sq ft – 278 sq m
 Ground Floor Area 1418 sq ft – 132 sq m
 First Floor Area 890 sq ft – 83 sq m
 Second Floor Area 318 sq ft – 30 sq m
 Outbuilding Area 354 sq ft – 33 sq m



Ground Floor



First Floor



Second 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 valuatc



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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 76 | 80 |
| (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 | |

Council Tax - G
Local Authority – Enfield

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