



Alderwood Mews
Hadley Wood, EN4 0ED



Alderwood Mews



This 5-bedroom, 5-bathroom property is a fantastic opportunity to acquire one of only three detached homes situated in this private gated close in the heart of Hadley Wood, set behind its own private gates.

The property offers substantial and well-proportioned accommodation, perfect for modern day living. The ground floor of this spectacular home consists of a welcoming hallway, with double doors leading to a sleek, modern fitted kitchen with Corian worktops and a range of integrated appliances.

The kitchen opens into a beautiful family room and dining area, along with a separate study that could also serve as an additional reception space. Also off the hallway is a further study and a through lounge with a feature inglenook fireplace, with the room having a triple aspect.

To complete the ground floor, there is a guest WC. Accessed independently from the kitchen is a utility room and a self-contained annexe which comprises bedroom with dressing room, lounge area, kitchenette with seating area and en-suite bathroom.

The first floor offers four well-proportioned bedrooms. The main bedroom has an ensuite bathroom, two dressing rooms with bespoke wardrobes, and a bath and shower. Bedrooms two and three both have ensuite shower rooms and fitted wardrobes. There is also a fourth bedroom and a family bathroom.

The property boasts a beautiful, secluded wrap-around rear garden. To the front, there is a deep gated driveway with parking for multiple cars, along with a double garage with ample storage and work top space.

Situated in the heart of Hadley Wood, the property is within immediate walking distance of Hadley Wood mainline station and a local parade of shops. Cockfosters Underground Station (Piccadilly line) is within 2 miles of the property, as is junction 24 of the M25.

Hadley Wood Golf Club and Tennis Club are also within walking distance. Educational facilities in the area includes excellent Nurseries, Hadley Wood Primary School, Stormont, Lochinver, St. John's, Haberdashers' Aske's for Boys and Girls, Mill Hill School, Belmont, Dame Alice Owen, Haileybury, Queenswood, and Queen Elizabeth's Girls' and Boys' schools.



























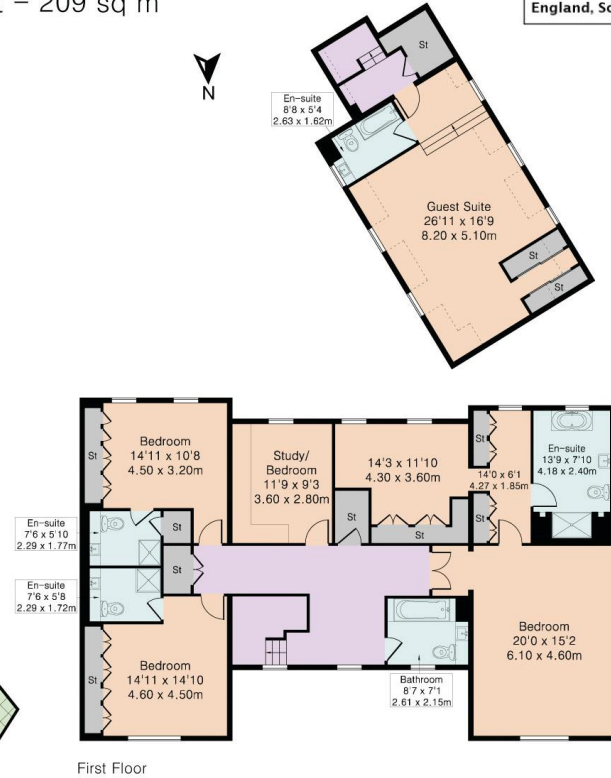
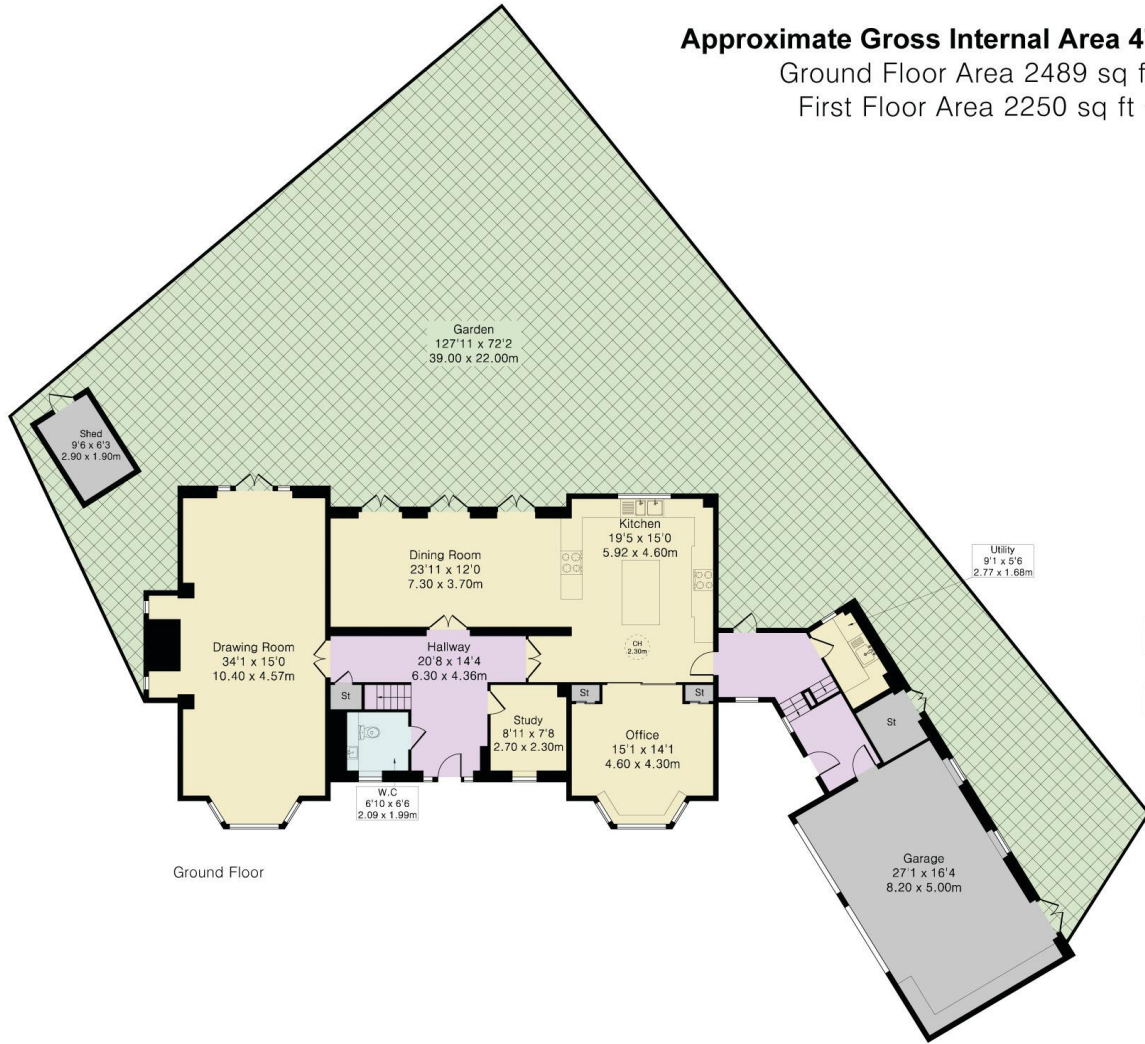


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area 4739 sq ft - 440 sq m

Ground Floor Area 2489 sq ft – 231 sq m

First Floor Area 2250 sq ft – 209 sq m



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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