



Duchy Road
Hadley Wood, EN4 0HN



Duchy Road

A Desirable Detached 4-Bedroom Family Residence in the Sought-After Location of Hadley Wood.

This spacious detached home is located in a popular residential turning within the highly desirable area of Hadley Wood.

As you enter the property, the welcoming hallway leads to the reception room, which in turn opens to a charming bar area. Towards the rear, you will find a formal lounge and dining room, both with double doors that open out to the rear garden. The well-appointed kitchen offers a range of kitchen units and integrated appliances, and it is conveniently adjacent to a separate dining room.

Upstairs, the first floor hosts four double bedrooms, each with built-in storage or wardrobes. The primary suite benefits from its own ensuite shower room. A family bathroom completes the accommodation on this floor.

The expansive rear garden features a swimming pool, a large lawn, and a spacious patio terrace, all surrounded by mature plants and shrubs.

At the front, a paved driveway provides access to an integrated garage and offers parking for several vehicles, framed by well-stocked plant borders. The property also offers potential for extension, subject to planning permission.

Located close to local amenities, Hadley Wood Station offers easy access to central London, while Hadley Wood Primary School is within walking distance. The property is also conveniently situated near Hadley Wood Golf and Tennis Clubs, with the M25 just a short drive away.



































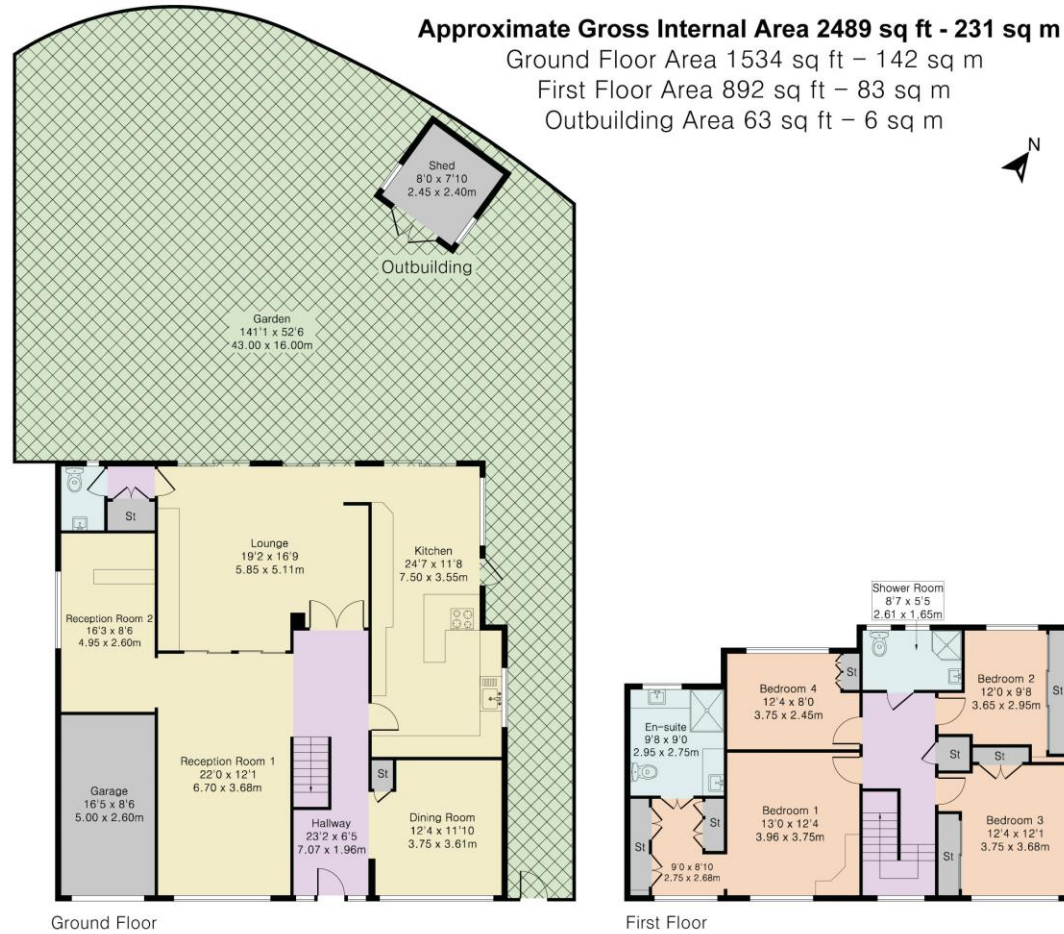






| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 70 | 79 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Approximate Gross Internal Area 2489 sq ft - 231 sq m
 Ground Floor Area 1534 sq ft – 142 sq m
 First Floor Area 892 sq ft – 83 sq m
 Outbuilding Area 63 sq ft – 6 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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