



Broadgates Avenue
Hadley Wood, EN4 0NU





Broadgates Avenue

This impressive six-bedroom detached residence, spanning 4,451 sq. ft., is situated in a peaceful residential turning in the sought-after heart of Hadley Wood. Set on a generous 0.36-acre plot, this home combines elegance and comfort while also offering planning permission for extension and remodelling.

As you enter through the grand entrance, a spacious reception hallway welcomes you, setting the tone for the refined interiors.

This leads to two well-appointed formal reception rooms, currently used as a lounge/TV room and a study, though the study has previously served as a dining room. At the end of the hallway, you'll find the stunning kitchen super room, complete with sleek worktops and a range of integrated appliances and has underfloor heating. This bright, dual-aspect space features four sets of large, glazed doors, offering seamless access to the beautifully landscaped rear garden while flooding the room with natural light. Additionally, the space connects to a downstairs shower room and WC, direct access to the double garage, and includes a discreet storeroom / pantry at the rear. A guest WC off the entrance hall completes the well-designed and spacious ground floor layout.

The first floor features five generously sized bedrooms and a stylish family bathroom, one of which is currently being used as a study. The primary suite benefits from underfloor heating, extensive built-in wardrobes and a luxurious four-piece en-suite bath/shower room. A second bedroom suite also includes built-in wardrobes and an en-suite shower room and WC. The remaining three rooms share a well-appointed three-piece family bathroom.

The second floor offers a spacious bedroom, accompanied by a well-presented bathroom with underfloor heating and ample eaves storage. This versatile space could also function as a games room if an additional bedroom is not required.

The rear garden enjoys a desirable southerly aspect and adjoins Hadley Woods. Measuring approximately 90 feet in depth and 180 feet at its widest point, the garden features a large patio area and pathways leading through landscaped zones. Additionally, there are two modern garden rooms: one serving as an air-conditioned gym and another L-shaped room or living space both with electric heating, electrics and Ethernet plug and air conditioning (hot and cold) along with additional amenities.

At the front, the property is enhanced by a beautifully landscaped garden, filled with a variety of plants and shrubs. A spacious driveway provides ample off-street parking and leads to the double garage.

Planning References - Enfield Council

- Ref. No: 24/02947/CND
- Ref. No: 23/04123/HOU

Location: Ideally located for excellent transport links, this home is within easy reach of Hadley Wood mainline station (11 minute walk), offering direct services into Moorgate in approximately 30 minutes. Cockfosters Underground Station (Piccadilly Line) is just 3 miles away, and Junction 24 of the M25 provides easy access to major motorways and airports. The area is well-served by top educational institutions and superb recreational facilities, including Hadley Wood Golf Club and Tennis Club. Crescent West, a charming local hub, offers a range of amenities, including a health club, restaurants, hairdressers, and a newsagents.























































Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

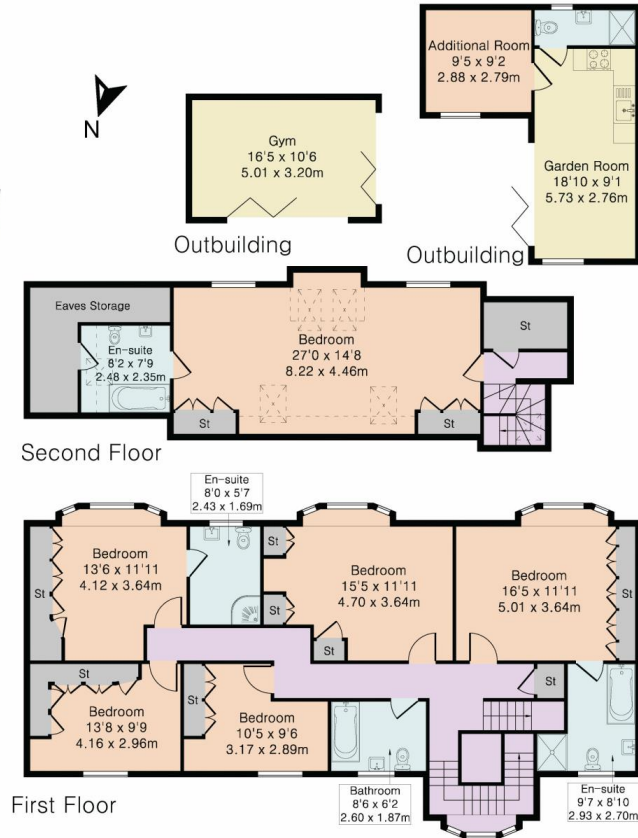
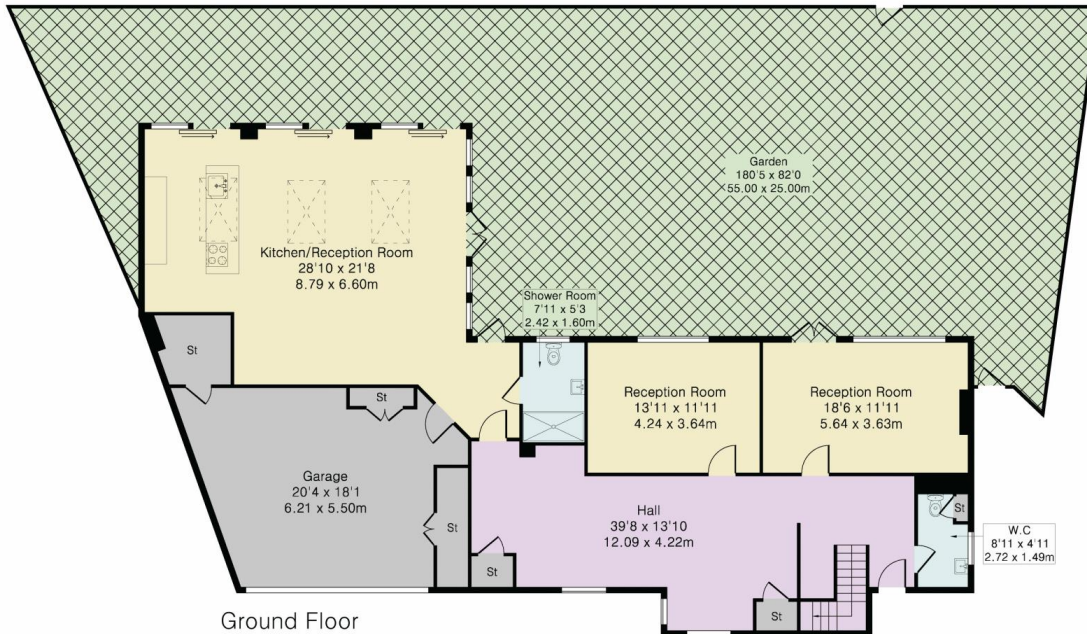
Approximate Gross Internal Area 4451 sq ft - 414 sq m

Ground Floor Area 2122 sq ft – 197 sq m

First Floor Area 1266 sq ft – 118 sq m

Second Floor Area 600 sq ft – 56 sq m

Outbuilding Area 463 sq ft – 43 sq m





STATONS
HADLEY WOOD

10 Crescent West, Hadley Wood,
Herts, EN4 0EJ

Tel: 0208 440 9797

Email: hadley@statons.com

STATONS
www.statons.com