

Claremont Road, Hadley Wood, EN4 0HR



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Claremont Road

A beautifully presented detached 5 bedroom family residence located in a desirable residential turning of Hadley Wood. This property is located close to local amenities and transport links with Hadley Wood Station providing easy access in and around the Capital. The property also benefits from being on the doorstep of Hadley Wood Primary School.

As you step into the property, you are welcomed by a spacious and inviting entrance hall, providing access to the front reception room and kitchen.

The front reception room, featuring a charming bay window is currently used as a cosy TV room. It flows seamlessly into the bright living room, with a gas fireplace and French Doors leading to the garden.

The modern kitchen is a spacious and well-designed area, featuring a tiled floor with underfloor heating, ample cupboard space, and direct access to the garden.

To complete this floor, there is internal access to the garage, a convenient study room, and a guest cloakroom.

On the second floor, there is a generous sized landing leading to the principal bedroom, a bright and spacious retreat with a walk-in wardrobe and a modern ensuite bathroom with underfloor heating.

The three additional bedrooms also include fitted wardrobes, one of which comprises an ensuite shower room. To complete this floor, there is a modern family bathroom.

The top floor offers a versatile space, featuring spacious bedroom, ample storage, and an ensuite bathroom.

The rear of the property is south-facing and has been beautifully landscaped, featuring a spacious patio area that steps down onto lawn, complemented by planted shrub borders.

The front of the property features a carriage driveway, providing plenty of off-street parking and is equipped with an electric charging point.







































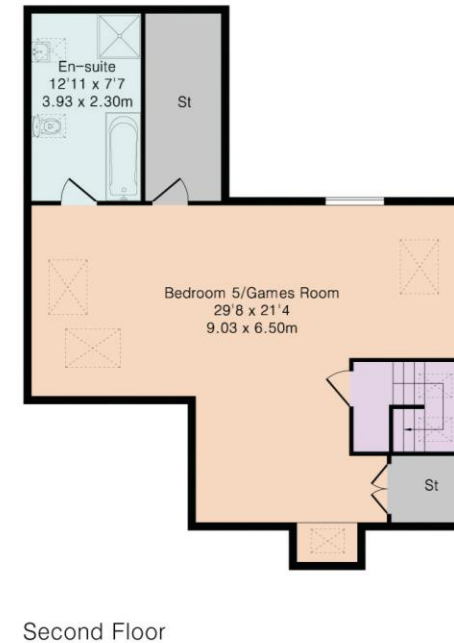
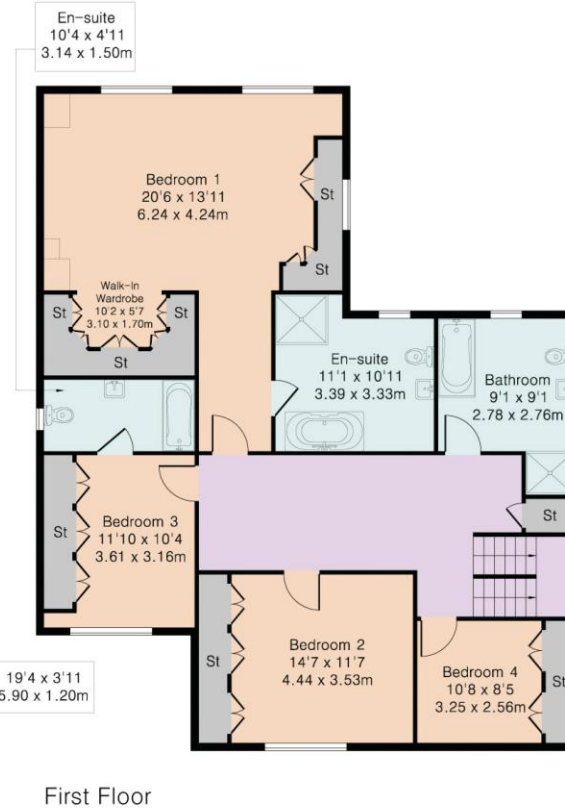


Approximate Gross Internal Area 3629 sq ft - 337 sq m

Ground Floor Area 1605 sq ft – 149 sq m

First Floor Area 1293 sq ft – 120 sq m

Second Floor Area 731 sq ft – 68 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.



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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	72	
(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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