



Parkgate Crescent  
Hadley Wood, EN4 0NP



# Parkgate Crescent

Beautifully presented four bedroom, three bathroom, three reception detached family residence. This stunning home has been completed to a high specification throughout and is located in one of Hadley Woods most sought after tree lined roads. The property offers well planned and proportioned accommodation with the benefit of a garage and carriage driveway.

You enter the property through a spacious and bright entrance hall, from which all the main reception rooms extend, including a cosy TV room with double doors opening into the sitting room, offering a lovely view of the garden. The expansive kitchen-diner boasts a central island and a range of integrated appliances. Adjacent to the kitchen, the tiled utility room features underfloor heating and provides internal access to the garage. Completing this floor are a guest cloakroom and a study.

On the first floor, there are four double bedrooms, two of which feature ensuite bathrooms. Additionally, there is a family bathroom complete with a bath and a separate shower.

The rear of the property extends an impressive 136 feet, primarily laid to lawn, offering a secluded and private atmosphere.

The front of the property features a carriage driveway, providing ample off-street parking and enhanced by planted shrub borders for added curb appeal.

Located within walking distance to Hadley Wood mainline station (with a regular service into Moorgate & Kings Cross with a journey time of approx. 30mins) and parade of local shops. Cockfosters underground station (Piccadilly Line) is approx. 3 miles away, as is Junction 24 of the M25. Hadley Wood golf course & tennis club are also within walking distance and schools in the area include Stormont, Lochinver, St Johns Haberdashers Askes for boys & girls, Mill Hill School, Dame Alice Owen, Queenswood & Queen Elizabeth Girls & Boys Schools.





























































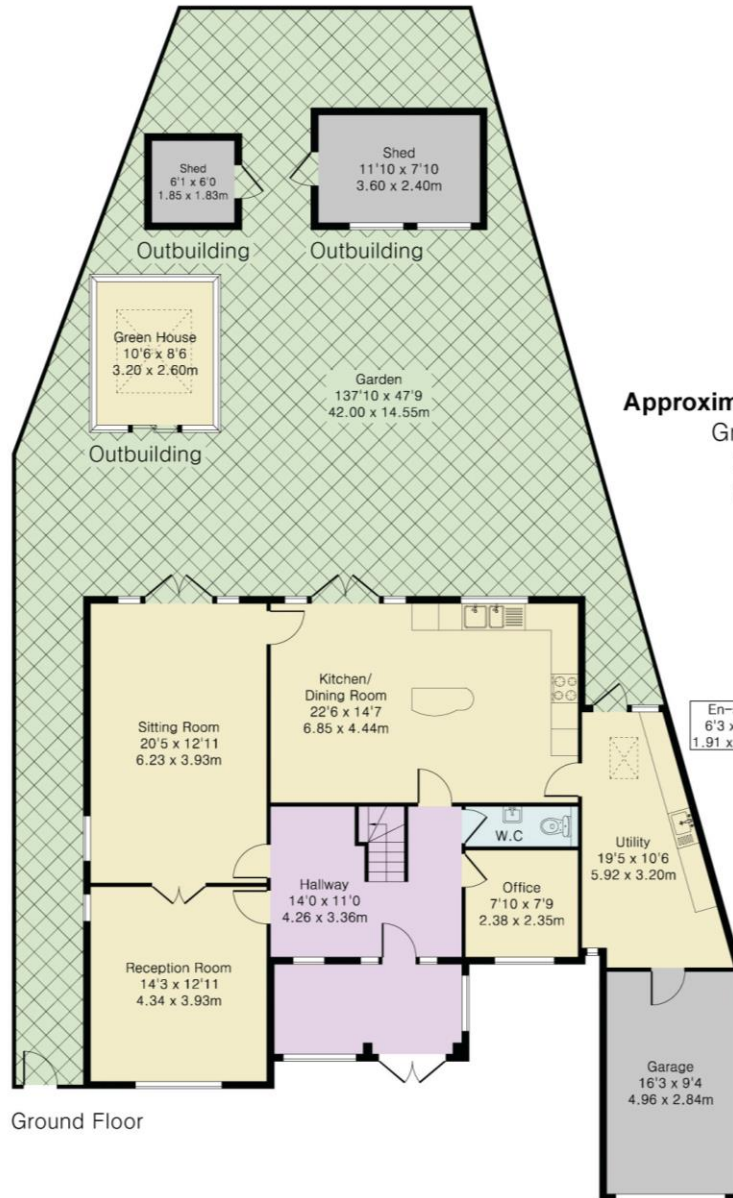








Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81 B
69-80	<b>C</b>		
55-68	<b>D</b>	68 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

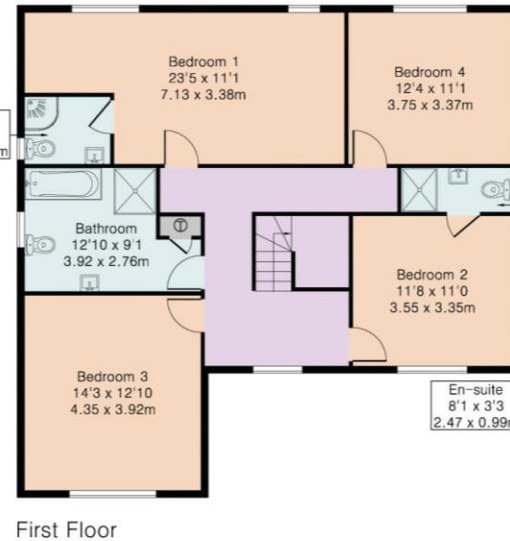


**Approximate Gross Internal Area 2611 sq ft - 242 sq m**

Ground Floor Area 1354 sq ft – 126 sq m

First Floor Area 1038 sq ft – 96 sq m

Outbuilding Area 219 sq ft – 20 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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