

Broadgates Avenue

Hadley Wood, EN4

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Broadgates Avenue

An Exceptional 5,471 Sq Ft Luxury Residence Occupying a Quarter of an Acre in Hadley Wood

An outstanding luxury family residence, discreetly positioned within a peaceful cul-de-sac just off Camlet Way, one of Hadley Wood's most sought-after addresses. Extending to approximately 5,471 sq ft and occupying a generous plot of around 0.25 of an acre, this impressive home offers exceptional family accommodation, sophisticated interiors and an array of bespoke features, perfectly suited to modern family living and entertaining on a grand scale.

The property benefits from an integrated home entertainment system, with speakers and fittings installed throughout almost every room, complemented by a sophisticated Lutron intelligent lighting system. The impressive reception hall, with its high ceilings and wonderful sense of space, provides access to a guest cloakroom, a dedicated study and a versatile guest suite or annex. The formal lounge is arranged over split levels and features bespoke contemporary glazed doors overlooking the mature rear garden, creating an elegant and inviting reception space.

The substantial kitchen and dining area form the heart of the home, featuring a sleek, contemporary kitchen with seamless cabinetry, a comprehensive range of Siemens appliances, a gas hob and a Quooker boiling water tap. A separate utility room, accessed directly from the kitchen, provides excellent additional storage and practical household facilities.

The first floor accommodates four bedrooms, including an exceptional principal bedroom suite, complete with two separate dressing rooms and a beautifully appointed en-suite bathroom finished with luxurious fittings. Bedroom two benefits from its own en-suite shower room, while bedrooms three and four are served by a Jack and Jill bathroom. The second floor provides further versatile accommodation, ideal for family leisure and entertaining. A substantial games room enjoys panoramic views across Hadley Wood, complemented by a contemporary shower room and a separate snug featuring bespoke fitted seating, creating a comfortable and private retreat.

Externally, the property occupies an attractive plot of approximately a quarter of an acre. The south-facing rear garden is well established, with mature trees and established planting bordering a manicured lawn, providing an ideal setting for outdoor entertaining and family enjoyment. To the front, a deep carriage driveway provides extensive off-street parking for several vehicles and leads to the garage, which benefits from internal access to the house.

Location: Hadley Wood remains one of North London's most prestigious residential locations, renowned for its leafy surroundings, substantial family homes and excellent transport connections. Hadley Wood mainline station provides regular services into Moorgate, with a journey time of approximately 30 minutes. Cockfosters Underground station, on the Piccadilly line, is approximately three miles away, as is Junction 24 of the M25, providing convenient access to the wider motorway network and major airports.

The area offers an excellent choice of educational establishments and recreational facilities, including Hadley Wood Golf Club and Tennis Club. The nearby Crescent West shopping parade provides a selection of local amenities, including a health club, restaurants, hairdressers and a newsagent.


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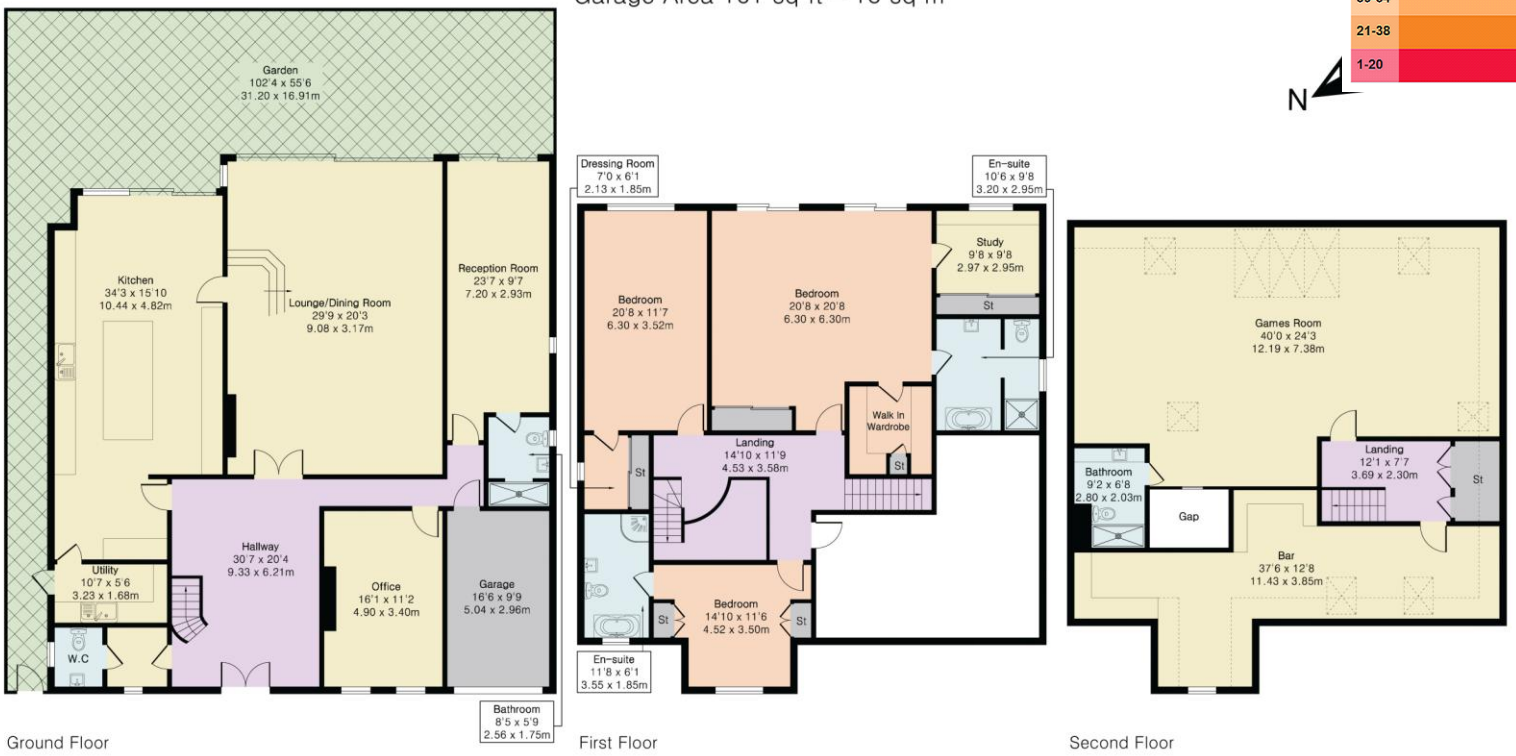

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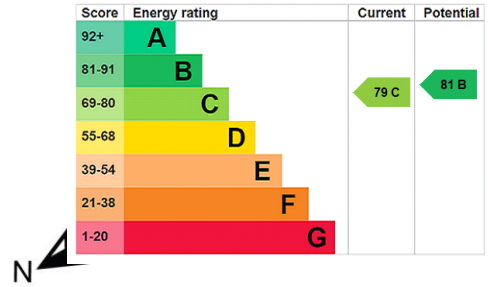

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Council Tax: H
Local Authority: Enfield
Tenure: Freehold

Approximate Gross Internal Area 5026 sq ft - 467 sq m
(Excluding Garage)
Ground Floor Area 2069 sq ft – 192 sq m
First Floor Area 1428 sq ft – 133 sq m
Second Floor Area 1529 sq ft – 142 sq m
Garage Area 161 sq ft – 15 sq m





PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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