

Helena Close

Hadley Wood, EN4

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Helena Close

Beautifully Renovated Family Home in the Heart of Hadley Wood

Nestled within a quiet cul-de-sac in the heart of Hadley Wood, this beautifully renovated family home offers spacious, contemporary accommodation, finished to a high standard throughout.

The ground floor benefits from underfloor heating throughout, complemented by attractive wooden flooring. A large entrance hall with bespoke built-in storage cupboards leads through to a grand reception room, filled with natural light and centred around a solid-fuel fireplace with a marble surround. Elegant double doors open into the formal dining room, which has French doors leading out to the landscaped rear garden.

The newly fitted kitchen features a range of integrated appliances and flows through to a versatile playroom or home office, providing useful additional space for family living. There is also a well-equipped utility room, guest cloakroom and an integral garage which has been converted into a home gym.

The first floor comprises five generously sized bedrooms. The principal suite features bespoke fitted wardrobes and a newly refurbished en-suite, finished in seamless microcement with Lusso Stone fittings throughout, and a marble double vanity, bath and separate shower. The second bedroom has its own contemporary en-suite, while a stylish family bathroom serves the remaining bedrooms.

The second floor provides two further well-proportioned rooms, both with generous eaves storage, offering flexible accommodation for guests, older children or those working from home.

The rear garden has been thoughtfully landscaped and provides an excellent space for both relaxing and entertaining. Features include a covered BBQ and bar area, a spacious decked terrace and a well-maintained lawn, bordered by mature shrubs and attractive planting.

To the front, there is ample off-street parking, with direct access to the garage, alongside a landscaped area with mature shrubs. The property also benefits from solar roof panels, which generate electricity for the home.

Location: Ideally positioned in the heart of Hadley Wood, the property is conveniently located for Hadley Wood Primary School, local shops and Hadley Wood mainline station. The M25 is also within easy reach by car.


CHRISTIAN DIOR
TO
BETHNAL GREEN
SHOREDITCH
HACKNEY
THE EASY
LIVERPOOL STREET
STATONS


TO
BETHNAL GREEN OLD FORD
SHOREDITCH DALSTON
HACKNEY VICTORIA PARK
THE EASY WAY
BY GENERAL BUS FROM
LIVERPOOL STREET STN
APPLES & PEARS
STATONS


VERMOUTH BIANCO
MARTINI & ROSSI
TORINO
CAMPARI
APEROL
Vermouth
CINZANO
CHRISTIAN DIOR
STATONS


BOAT
RACE
1921
BOOK TO HAMMERSMITH
CHISWICK PARK OR
PUTNEY BRIDGE.
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VERMOUTH BIANCO
MARTINI&ROSSI
TORINO
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LAGO DI GARDA
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REGENT'S CANA
EAST LONDO
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Wake Up
Dance Again
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CAFÉ DEL MAR
IBIZA
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Council Tax: H
Local Authority: Enfield
Tenure: Freehold

Approximate Gross Internal Area 3174 sq ft - 295 sq m (Including Garage)

Ground Floor Area 1353 sq ft – 126 sq m
First Floor Area 1240 sq ft – 115 sq m
Top Floor Area 581 sq ft – 54 sq m

The Property Ombudsman

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



PINK PLAN

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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STATONS HADLEY WOOD

10 Crescent West, Hadley Wood, EN4 0EJ

Tel: 020 8440 9797

Email: hadley@statons.com

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www.statons.com