



11A
— HADLEY ROAD —

Beautifully presented family home with expansive accommodation, gated driveway and generous garden.

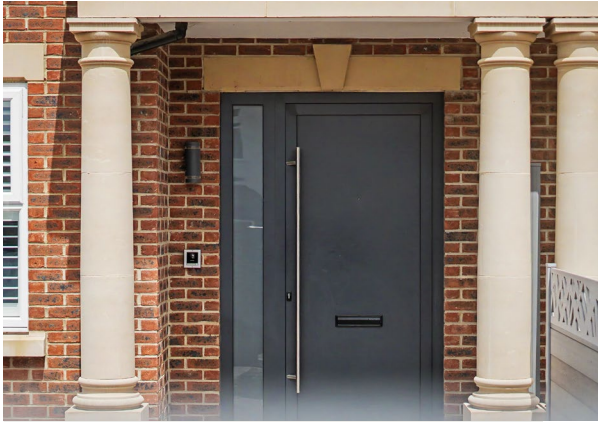
FIVE-BEDROOM RESIDENCE

Situated on the sought-after Hadley Road in EN2, this attractive and beautifully presented semi-detached family home offers an impressive 2,209 sq. ft of accommodation arranged over three floors. Built in 2022 and lovingly maintained by its only owner since new, the property remains in excellent condition throughout and provides spacious, versatile living ideal for modern family life.

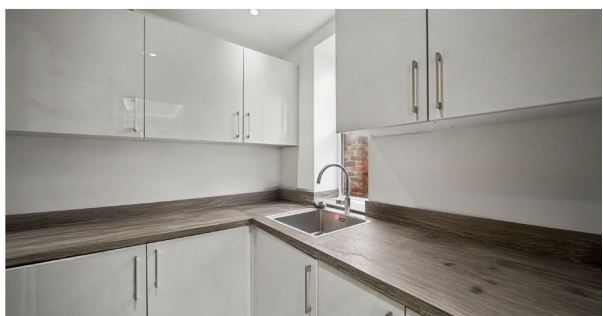
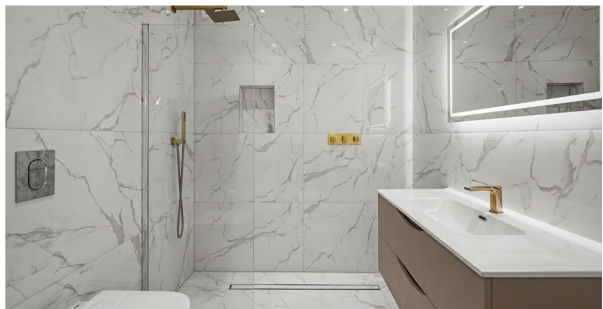


OVERVIEW:

- 5 bedroom, 4 bathroom
- Semi detached family house
- Offered on a chain free basis
- EPC Rating A
- Large gated driveway with ample off-street parking
- Generous private rear garden with side access
- Open-plan kitchen/family room ideal for modern living
- Over 2,200 sq ft
- Excellent access to Enfield Town, Trent Park and the M25



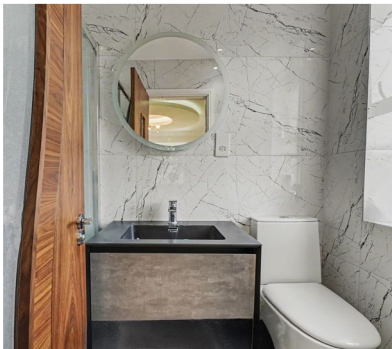
The ground floor is centred around a superb open-plan kitchen and dining space to the rear, creating the perfect hub for everyday living and entertaining, with direct access to the generous rear garden. A particularly useful utility room is located just off the kitchen, providing additional storage and practicality. The ground floor also benefits from a spacious reception room to the front, a guest shower room/WC and a welcoming entrance hall.





On the first floor, the property offers three well-proportioned bedrooms, served by a family bathroom, with the principal bedroom also enjoying its own en-suite facilities. The layout has been thoughtfully designed to provide comfortable accommodation for growing families.

A standout feature of the home is the abundance of bathroom facilities, with four bathrooms in total, ensuring convenience for larger families and visiting guests alike.



Occupying the entire top floor is an impressive principal suite, creating a wonderful private retreat. This floor features a substantial bedroom area, a luxurious bathroom and excellent additional space, making it ideal as a main bedroom suite or guest accommodation.



Externally, the property continues to impress with a large, gated driveway providing ample off-street parking for multiple vehicles. To the rear is a great-sized private garden, ideal for family enjoyment, outdoor dining and entertaining, while side access offers practical entry between the front and rear of the property.

Combining modern construction, generous proportions, excellent presentation and a highly desirable family-friendly layout, this is a rare opportunity to acquire a substantial home in a sought-after EN2 location.



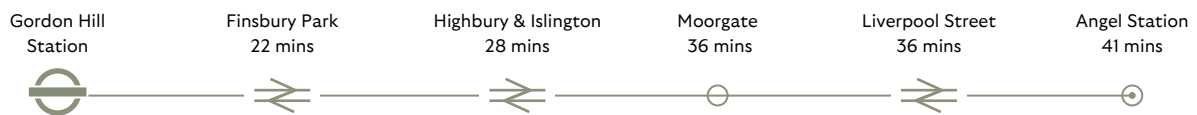
Valuable information

EDUCATION:

- | | |
|--|--|
| 🎓 Wren Academy Enfield
0.4 miles | 🎓 Enfield Grammar School
1.4 miles |
| 🎓 Merryhills Primary School
0.9 miles | 🎓 Eversley primary school
1.6 miles |
| 🎓 Highlands school
1.2 miles | |
-

TRANSPORTATION:

For commuters, Gordon Hill Station is within easy reach and provides regular services into Moorgate via Finsbury Park, making journeys into Central London both convenient and efficient. The property's location also offers excellent road connections, with straightforward access to the A10, A1(M) and M25, providing convenient routes to Central London, surrounding counties and major airports.



LOCATION:

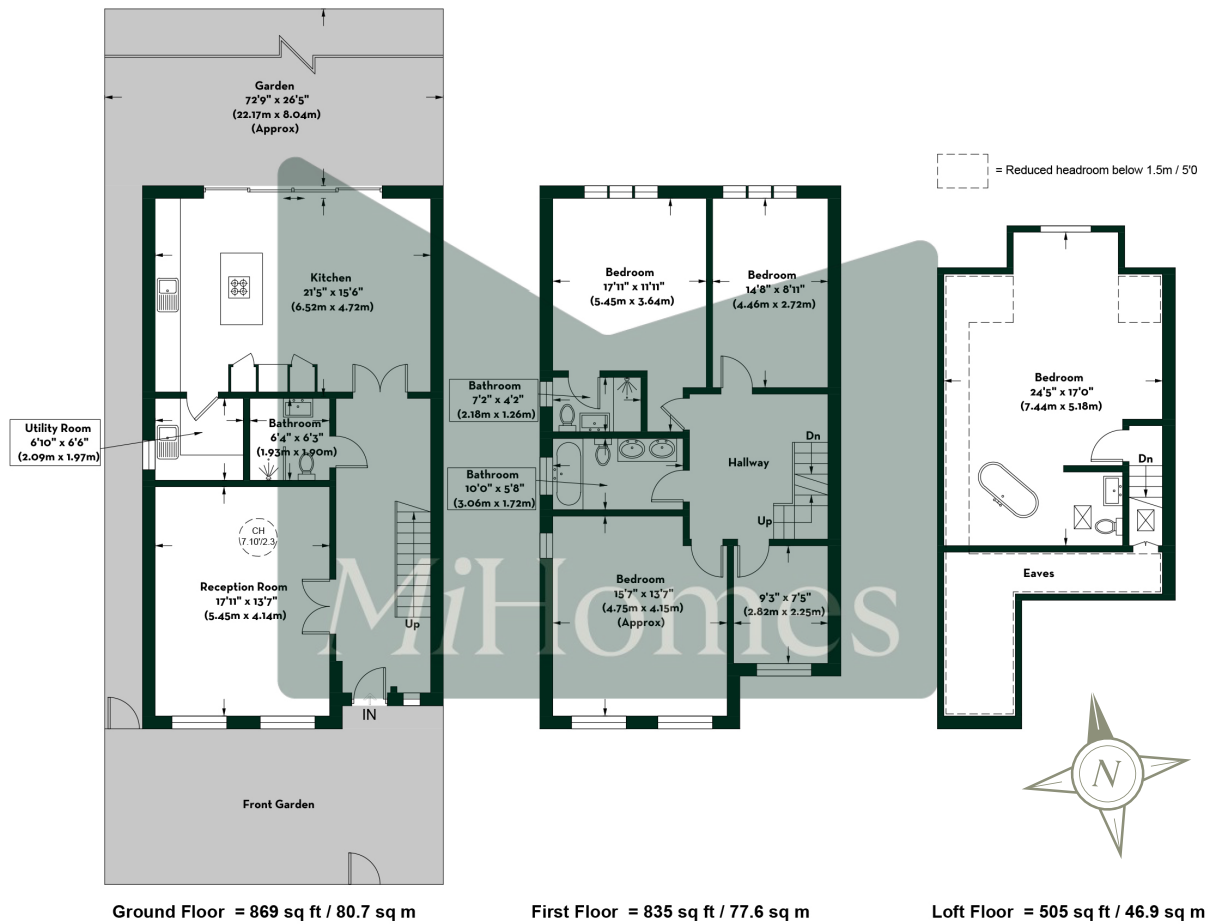
The property enjoys a highly sought-after position on Hadley Road, one of Enfield's premier residential addresses, renowned for its attractive family homes, leafy surroundings and excellent local amenities. The area is particularly popular with families thanks to its selection of highly regarded schools, abundance of open green spaces and strong sense of community. Residents benefit from easy access to Enfield Town, which offers an extensive range of high street retailers, independent boutiques, supermarkets, cafés, restaurants and leisure facilities, catering for all day-to-day needs.

The area is particularly well served by green open spaces, with the picturesque Hilly Fields Country Park, Trent Park and the historic Forty Hall Estate all nearby, offering acres of parkland, woodland walks, cycling routes and recreational facilities. Healthcare provision is also excellent, with Chase Farm Hospital located close by, providing a wide range of medical services and adding further appeal for families and professionals alike.

Combining excellent transport links, outstanding local amenities, highly regarded schooling and an abundance of green space, Hadley Road represents one of EN2's most desirable locations and is perfectly suited to those seeking a balance between suburban tranquillity and convenient access to London.



Floorplan:



11A HADLEY ROAD, ENFIELD, EN2 8JT

- EPC rating: A
- Council tax band: G
- Freehold
- Approximate gross internal floor area: 2031 sq ft / 188.7 sq m (excluding reduced headroom/eaves)
- Reduced headroom/eaves: 178 sq ft / 16.5 sq m
- Total: 2209 sq ft / 205.2 sq m

This plan is for layout purposes only. Not drawn to scale unless stated. Window and door opening are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1307379)



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01

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02

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national average of over 35%

03

An average of 9 weeks
between sale agreed
and completion

04



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(4.9/5 stars from over 470
Google reviews)

05

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generated solely by
recommendations

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