



DUCHY ROAD, HADLEY WOOD, BARNET, EN4

We are pleased to offer for sale this well kept, spacious, double fronted detached family home in the desirable area of Hadley Wood.

This beautiful property boasts four double bedrooms & two bathrooms to the first floor, whilst downstairs you will find a generous living space comprising of four reception rooms, a separate kitchen/diner & a guest cloakroom with utility area.

With further potential to extend subject to planning permission, this home offers huge potential.

The property has a large, West-Facing rear garden of approximately 130ft where you will find a patio with a 30ft swimming pool and a large, well-kept lawn with mature planted borders & a shed, offering storage space.

At the front, the property has a driveway for 4-6 cars and an integral garage.

Located in the sought after area of Hadley Wood, just a stone's throw from Hadley Wood Primary School, Hadley Wood Parade with it's shops, cafes & Hadley Wood station, this property offers both luxury and convenience. You can also find Hadley Wood Golf & Tennis Clubs in close proximity.

VIEWING IS HIGHLY RECOMMENDED TO TRULY APPRECIATE ALL THAT THIS LOVELY HOME HAS TO OFFER.



ACCOMMODATION

- * SPACIOUS ENTRANCE HALL * FRONT RECEPTION * REAR RECEPTION * LIVING ROOM *
- FITTED KITCHEN/BREAKFAST ROOM * DINING ROOM * GUEST CLOAKROOM * 4 DOUBLE BEDROOMS - 1 WITH ENSUITE * SHOWER ROOM * 30FT SWIMMING POOL * APPROX 130FT REAR GARDEN * LARGE CARRIAGE FRONT DRIVE WITH OFF STREET PARKING FOR MULTIPLE CARS & INTEGRAL GARAGE * CLOSE TO HADLEY WOOD PARADE & STATION *
- * SERVICES: GAS CENTRAL HEATING, * FEATURES: DOUBLE GLAZING, SWIMMING POOL

PRICE: £1,595,000 FREEHOLD

ENTRANCE HALL 23'2" x 6'5" (7.07 x 1.96)

Enter through the partially glazed wooden door into this warm, inviting entrance hall. Carpeted, with spotlights & coving to the ceiling. Access to the dining room, kitchen, front reception room & lounge.



DINING ROOM 12'4" x 11'10" (3.76m x 3.61m)

Double glazed window to the front, carpeted with spotlights & coving to the ceiling.



RECEPTION ROOM 1 22'00" x 12'1" (6.71m x 3.68m)

Double glazed window to the front with radiator beneath. Carpeted with spotlights & coving to the ceiling. Pocket doors leading to the lounge.



RECEPTION ROOM 1 (PIC 2)



RECEPTION ROOM 2 16'3" x 8'6" (4.95m x 2.59m)

Double glazed window to the front with radiator beneath. Carpeted, with bar area, spotlights & coving to the ceiling.



LOUNGE (REAR RECEPTION ROOM) 19'2" x 16'9" (5.85 x 5.11)

Two double glazed patio doors along the width of the room, letting in lots of natural light. Carpeted, with radiators, spotlights and coving to the ceiling. Access to the kitchen, downstairs WC / Utility area.



KITCHEN / BREAKFAST ROOM 24'7" x 11'8" (7.49m x 3.56m)

Double glazed patio door to the rear & Double glazed window & door to the side. Tiled flooring, ample wall & base units offering lots of useful storage. Laminate stone effect worktops & breakfast bar. Integrated Neff fridge, freezer & dishwasher. Fitted Neff oven & microwave. Large ceramic Bosch hob with chimney hood above. Double sink with another double glazed window to the side.

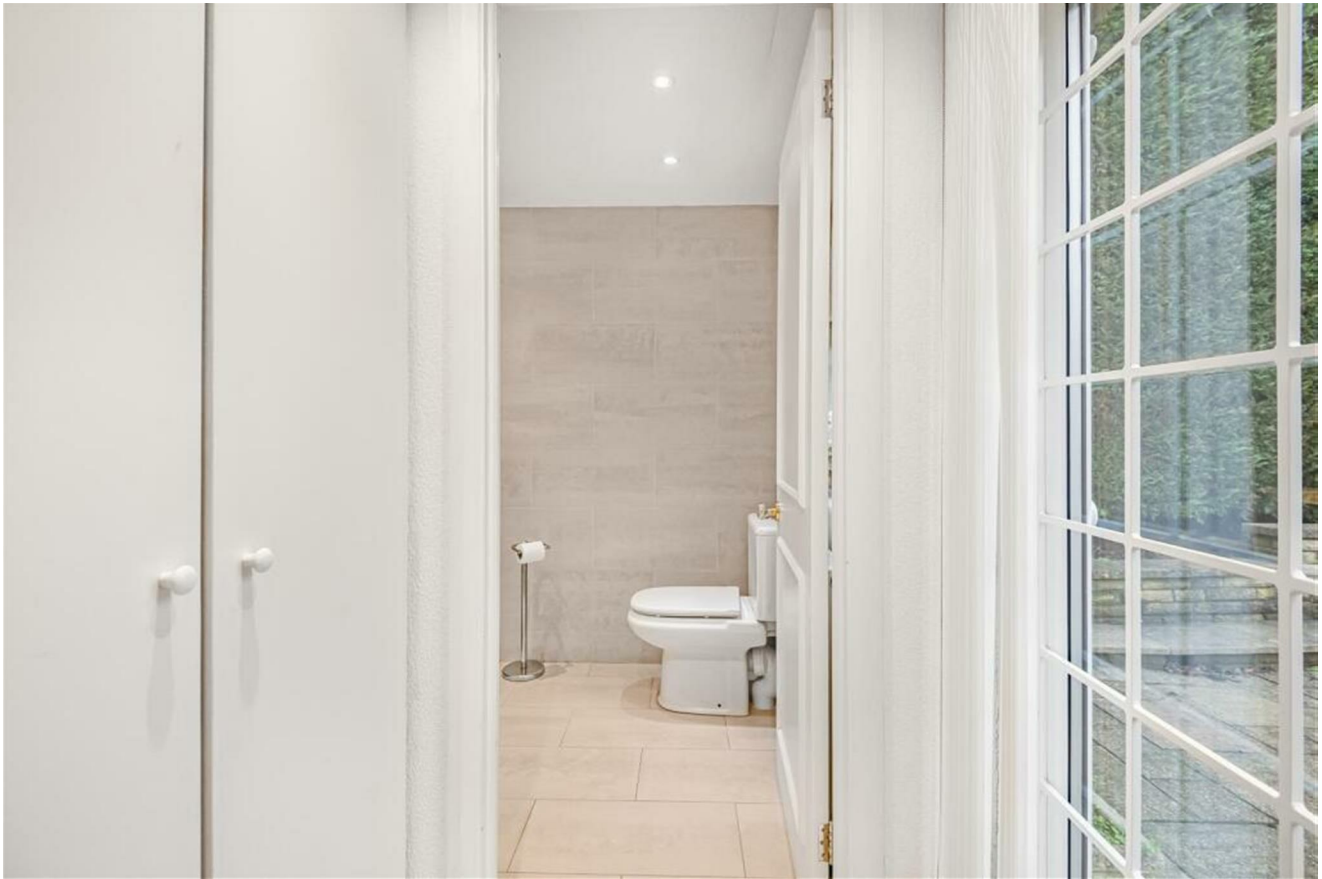


KITCHEN / BREAKFAST ROOM (PIC 2)



DOWNSTAIRS WC / UTILITY AREA

Accessed from the lounge with a frosted double glazed window to the rear. Fully tiled, with radiator, low flush WC, wash hand basin with vanity unit beneath, mirror above with lights and shelving.



LANDING

Carpeted, with coving & spotlights to the ceiling. Access to the loft, all bedrooms & the shower room.



BEDROOM 1 13'00" x 12'4" (3.96m x 3.76m)

Double glazed window to the front with radiator beneath. Carpeted, with fitted dressing table & spotlights to the ceiling. Door leading to the dressing room.



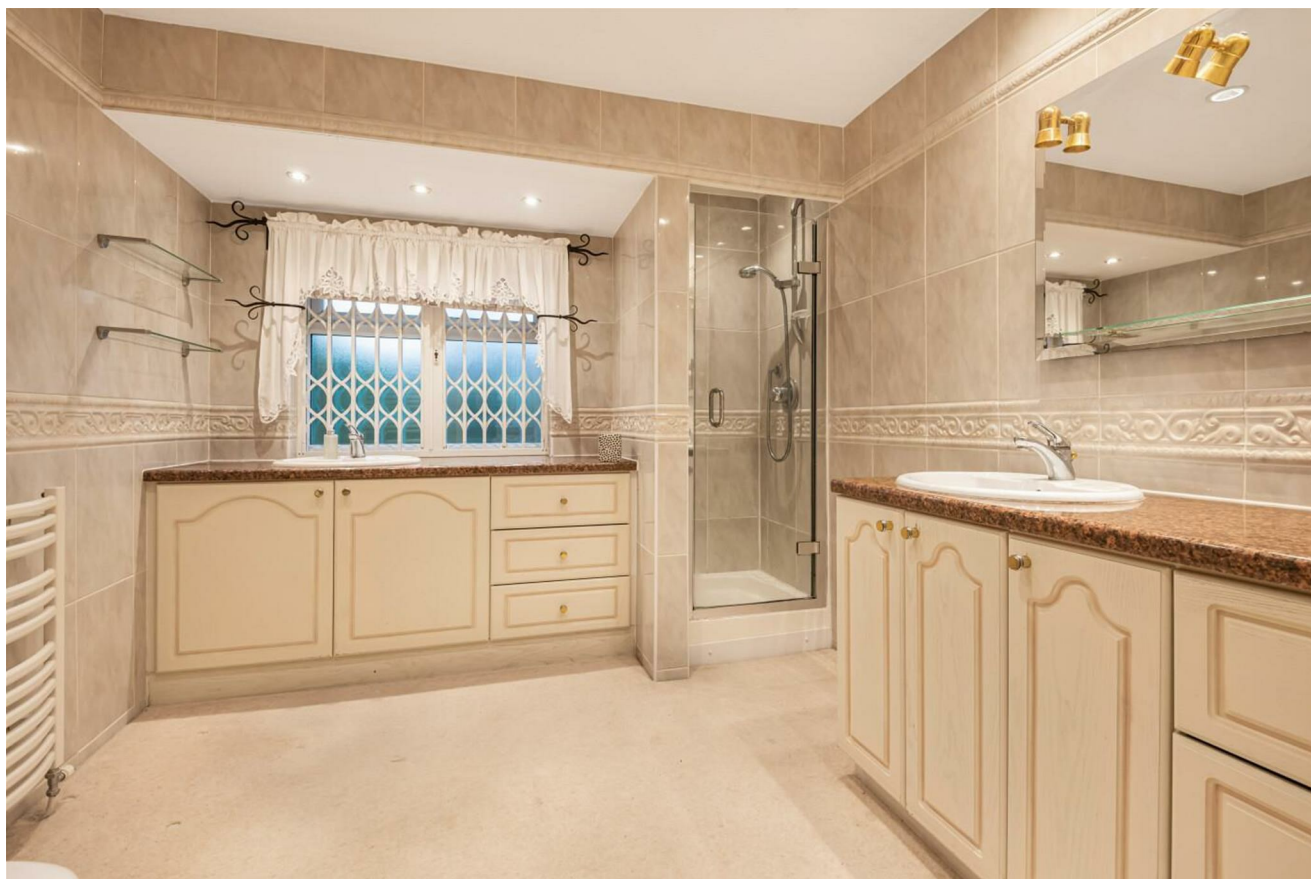
DRESSING ROOM

A good sized dressing room with double glazed window to the front, with radiator beneath. Carpeted, with spotlights to the ceiling.



ENSUITE 9'8" x 9'0" (2.95 x 2.75)

Frosted double glazed window to the rear. Carpeted, with 2 separate sinks, both with good sized vanity units beneath which include cabinets & drawers. Fully tiled walls, shower cubicle with glass door, low flush WC & two heated towel rails. Spotlights to the ceiling.



BEDROOM 2 12'4" x 12'1" (3.76m x 3.68m)

Double glazed window to the front with radiator beneath. Carpeted, with pendant lighting to the ceiling. Fitted wardrobes.



BEDROOM 3 12'00" x 9'8" (3.66m x 2.95m)

Double glazed window to the rear with radiator beneath. Carpeted, with pendant lighting to the ceiling. Fitted wardrobes along one wall.



BEDROOM 4 12'4" x 8'0" (3.76m x 2.44m)

Double glazed window to the rear with radiator beneath. Carpeted, with pendant lighting to the ceiling.



SHOWER ROOM 8'7" x 5'5" (2.62m x 1.65m)

Frosted double glazed window to the rear. Carpeted, with quadrant shower, pedestal wash hand basin, low flush WC & heated towel rail.



GARDEN

Approximately 130ft West-facing garden with paved patio, 30ft swimming pool, manicured lawn & mature trees & shrubs along the borders. Useful storage shed.



SWIMMING POOL
30 foot swimming pool with patio surround & Victorian style lamps.



AERIAL VIEW



Approximate Gross Internal Area 2489 sq ft - 231 sq m

Ground Floor Area 1534 sq ft - 142 sq m

First Floor Area 892 sq ft - 83 sq m

Outbuilding Area 63 sq ft - 6 sq m

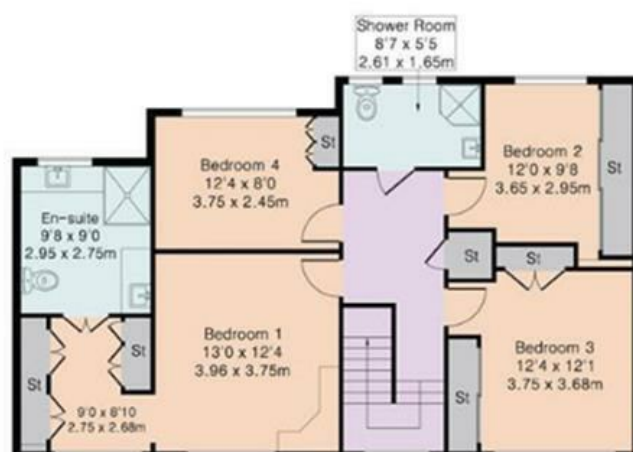


**Michael
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Duchy Road, Hadley Wood, EN4

All measurements are approximate and are for illustrative purposes only



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	79
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. 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 purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

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