

**19  
BROADGATES  
AVENUE**

**HADLEY  
WOOD**







'Kala House' is a stunning individual interior designed detached home of just under 6,500 sq ft. The property is located in one of the areas most tranquil locations within easy reach of both Hadley Common, and within walking distance of Hadley Wood mainline station and local shops. The property, which is planned over three floors, offers amazing entertaining space, with a stunning luxury 29'8 x 19'6 fitted kitchen, and a 27'6 x 22'4 reception room, together with a large master bedroom suite, with en suite bathroom and dressing room. Completed to a high specification with attention to detail, this home affords all the qualities that are expected to enhance today's modern lifestyle living.

**Location:-**

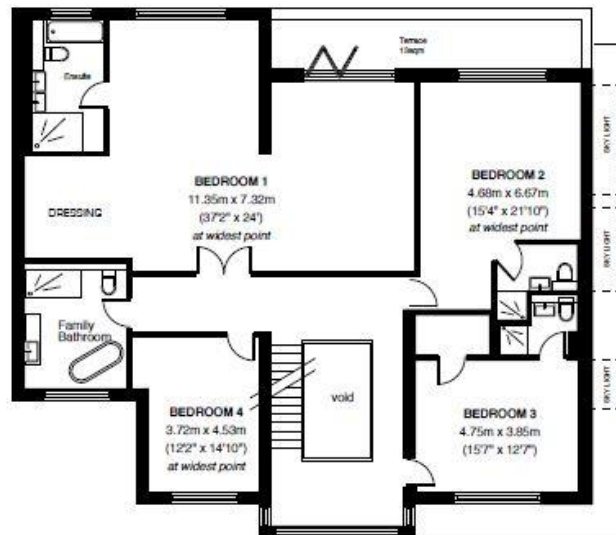
Located within easy reach of Hadley Wood mainline station (which offers a regular service into Moorgate with a journey time of approx. 30 minutes), Cockfosters underground station (Piccadilly Line) which is approx. 3 mile away, as is junction 24 of the M25, which provides a link to all major motorways and airports. Education is well catered for in the area, as is recreational facilities which include Hadley Wood Golf Club and Tennis Club. The mainline station is located in Crescent West where the local scene includes a health club, restaurants, hairdressers and a newsagent.

**Master Bedroom with Dressing Area, Living Area, En Suite and Balcony**

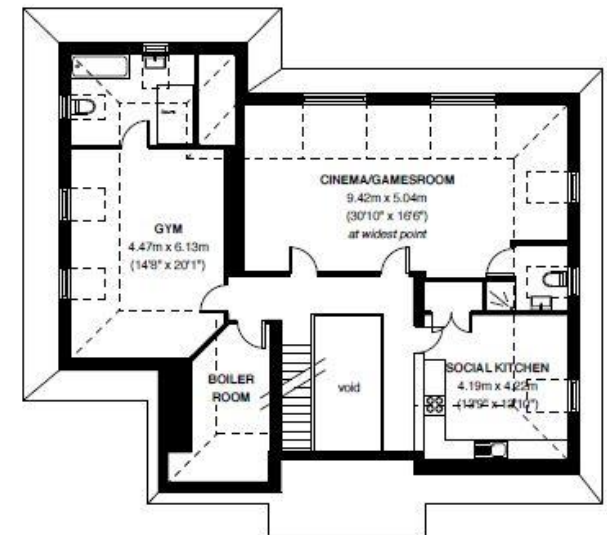




Ground Floor  
approx 233.15sqm (2,509sqft)



Ground Floor  
approx 198.83sqm (2,140sqft)



Second Floor  
approx 147.18sqm (1,584sqft)

Total Area  
approx 579.16sqm (6,233sqft)



# STATONS

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