

Wood Ride  
Hadley Wood, Hertfordshire, EN4 0HL  
Price £3,800,000 Freehold

**STATONS**

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Bedrooms 6 | Bathrooms 5 | Receptions 6







## 5 Wood Ride Hadley Wood, Hertfordshire EN4 0HL



### \*\*PREVIEW LAUNCH\*\*

Welcome to Wood Ride, an individual development of just two prestigious, gated, and detached six bedroom homes.

These family homes have been constructed by London based developers English Rose Estates to an exceptional standard and are situated in one of north London's most desirable roads in Hadley Wood.

Each house is set over four-stories including six spacious bedrooms, five bathrooms, a stunning basement cinema room and gymnasium with light well, games room, large double garage and driveway. The rear of each property extends out through bi-folding doors to a designer landscaped stepped garden with terrace, patio and lawn areas.

For peace of mind the houses are equipped with CCTV systems which are integrated into the internal AV system.

Welcome to countryside living with easy commuter access to London and Hertfordshire. Perfectly located within walking distance to Hadley Wood station (offering a regular service into Moorgate and Kings Cross stations with a journey time of approximately 30 minutes), local shops which include restaurants, a health club and much more. Cockfosters underground station (Piccadilly Line), which runs into Kings Cross station in about 29 minutes is approximately 3 miles away, as is junction 24 of the M25, which provides access to all major motorway links and London airports.

Trent Park Country Park is also within easy reach with over 4000 acres of meadows of meadows, lakes, woodlands and historical sites.

Hadley Wood Golf Club and Tennis Club are within walking distance. There are also numerous renowned educational facilities in the area including Stormont, Lochinver, St Johns, Haberdashers Askes Girls and Boys Schools, Mill Hill School, Aldenham, Belmont, Dame Alice Owen, Haileybury, Queen Elizabeths Girls and Boys Schools.

Luxury throughout with spacious, elegant interiors including the latest features and technology.

Generously proportioned light-filled rooms hallmark each house. Bespoke specification and finishing touches have been used throughout to ensure quality is at the forefront.

The Kitchens have been designed by Poggenpohl and fitted with Corian work surfaces with bronzed mirror splash backs. The highest quality appliances from Miele and Siemens have been integrated, including two built in ovens, a steam oven, 5 zone induction hob, larder fridge and wine storage.

Each of the en-suites and bathrooms enjoy quality fixtures and fittings from Clearwater Formoso freestanding bath with Hansgrohe fittings to the double walk in shower area with oversized Raindance shower head.



## NO 5 WILLOW HOUSE

PLANS



### BASEMENT

Cinema Room	6.86m x 5.86m	22'6" x 19'3"
Gymnasium	7.64m x 4.50m	25'1" x 14'9"

### GROUND FLOOR

Lounge	5.47m x 5.06m	17'11" x 16'7"
Dining Room	7.46m x 5.77m	24'6" x 18'11"
Kitchen / Family	8.82m x 6.14m	28'11" x 20'2"
Utility Room	4.27m x 2.03m	14'0" x 6'8"
Study / TV Room	6.55m x 2.74m	21'6" x 9'0"
Double Garage	6.60m x 5.65m	21'8" x 18'6"

### FIRST FLOOR

Master Bedroom	6.54m x 5.86m	21'5" x 18'8"
Dressing Room	4.37m x 3.31m	14'4" x 10'10"
Bedroom 2	5.35m x 3.66m	17'7" x 12'0"
Bedroom 3	7.06m x 3.32m	23'2" x 10'11"
Bedroom 4	7.06m x 3.13m	23'2" x 10'3"

### SECOND FLOOR

Bedroom 5	6.71m x 4.56m	22'0" x 15'0"
Bedroom 6	4.77m x 3.77m	15'8" x 12'4"
Media / Games Room	7.30m x 3.60m	23'11" x 11'10"

Floor plans and dimensions are for guidance only. All measurements are taken at the widest part of the room.



#### DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. 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 only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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