



## Hadley Road, Enfield, EN2

Available

Offers in excess of £760,000 (Freehold)







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**Welcome the ever popular Hadley Road, this semi-detached house boasts a gorgeous extended kitchen/diner space and a bonus loft area.**

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Located on the popular Hadley Road in Enfield, this charming 1930s semi-detached house is a perfect blend of character and modern comfort. With its classic bay window and welcoming atmosphere, this home is sure to make you feel right at ease.

The ground floor features a spacious reception room, ideal for family time or entertaining friends. You'll love the warmth of the hardwood floors, the natural light from the windows, and the cosy gas fireplace that's perfect for those relaxing evenings.

The kitchen/dining area is a real standout, with solid oak floors and a skylight that floods the room with natural light. The kitchen is fully equipped with 'Neff' appliances, a kitchen island, wine cooler, and sleek marble worktops. The bi-fold doors open to the garden, creating a smooth flow between indoor and outdoor living. Plus, there's a handy ground-floor shower room and a utility room for extra storage and convenience.

With 3 bedrooms, each offering its unique charm, this property provides ample space for a growing family. The attention to detail is evident throughout, from the fitted wardrobes in the first bedroom to the hardwood flooring in the second, and the plush carpet in the third. The bathroom features modern fittings and a heated towel rail, adding a little extra luxury.

The loft room is a great bonus, filled with natural light from two Velux windows. It's a versatile space that could be used as a home office, playroom.

The south-facing garden is another highlight, with a decked area and a neat lawn with lovely shrub borders. It also includes an outdoor power point and a side gate access. Off-street parking means you'll never have to worry about finding a space.

Situated only 0.5 miles from Gordon Hill B.R, giving access to both Highbury & Islington and The City in under 30 minutes. Also less than 1 mile away from the sort after Primary School St John's CofE and the same distance St Michaels Primary.

Local Authority: Enfield  
Council Tax Band: E

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### Inner Hallway

Hardwood flooring, coving to ceiling, radiator, storage cupboard housing: fuse box, gas and electric meters, stairs to first floor landing, door to reception one, door to kitchen/dining area, door to shower room.

### Reception One

Hardwood flooring, coving to ceiling, radiator, uPVC double glazed window to front aspect, gas fireplace with decorative surround.

### Kitchen / Dining Room

Solid oak flooring, sky light, spotlights to ceiling, radiator, further vertical radiator, kitchen island with stools and storage, eye and base level units, wine cooler, space for washing machine, integrated 'Neff' dish washer, space for seven burner gas cooker, integrated 'Neff' fridge/freezer, marble worktop, double glazed bi-folding doors leading to rear garden.

### Shower Room

Tiled flooring, frosted window to front aspect, radiator, low level WC, wash hand basin, heated towel rail, walk-in shower cubicle with mains fed shower, spotlights to ceiling.

### First Floor Landing

Laminate wood flooring, frosted uPVC double glazed window to side aspect, spotlights to ceiling, doors to all bedrooms, door to bathroom, spiral staircase leading to loft area.

### Bedroom One

Radiator, uPVC double glazed window to front aspect, carpet, fitted wardrobes.

### Bedroom Two

Hardwood flooring, radiator, uPVC double glazed window to rear aspect, cupboard housing water tank, storage cupboard.

### Bedroom Three

uPVC double glazed window to front aspect, radiator, carpet.

### Bathroom

Tiled flooring, part-tiled walls, spotlights to ceiling, heated towel rail, two frosted uPVC double glazed windows to rear aspect, low level WC, Bide, panelled bath with mixer tap and shower attachment, double sink vanity unit with mixer taps.

### Loft Area

Two Velux windows, laminate wood flooring, radiator, spotlights to ceiling, two under eaves storage cupboards.









## Front Garden

Paved for off-street parking (for two cars).

## Rear Garden

Part decking area, rest laid to lawn, shrub borders, power point, side pedestrian gate, cupboard housing 'Vaillant' combination boiler and outside tap, door to utility area.

## Utility Area

Tiled flooring, window to side aspect, power and lighting, butler style sink.

## Disclaimer

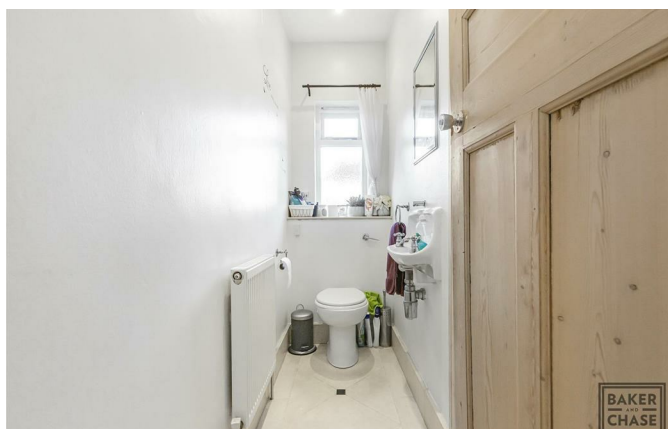
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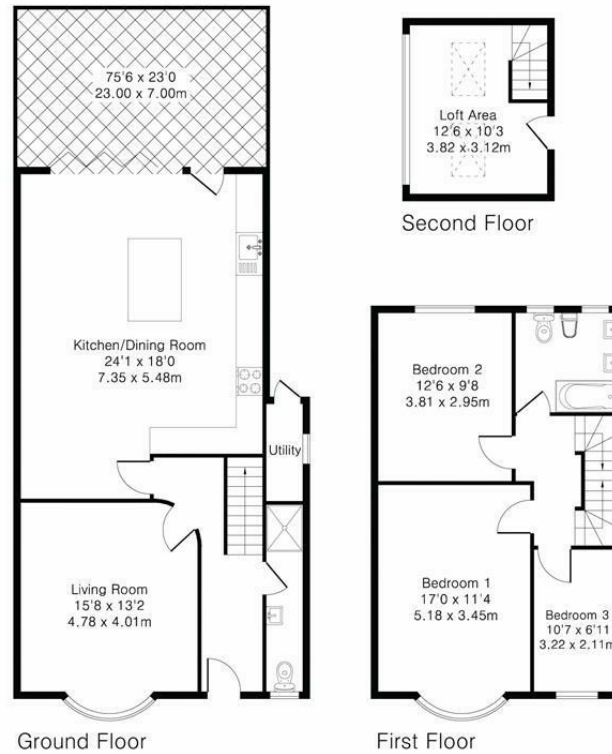


**Approximate Gross Internal Area 1403 sq ft - 131 sq m**

Ground Floor Area 762 sq ft - 71 sq m

First Floor Area 513 sq ft - 48 sq m

Second Floor Area 128 sq ft - 12 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



EPC Rating D / Local Authority: Enfield / Council Tax Band: E