



## MANOR WOOD LODGE, 1 COOMBEHURST CLOSE, , HADLEY WOOD, EN4

A TRULY LUXURY, BRIGHT & SPACIOUS 2 DOUBLE BEDROOM FIRST FLOOR APARTMENT IN AN ATTRACTIVE & RECENTLY BUILT BLOCK, APPROACHED VIA SECURITY GATES, WITH OWN BALCONY & GARAGE.

There is a Communal Entrance Hall, Own Entrance Hall with Storage Cupboards, Reception Room with Enough Space for Sitting & Dining, Semi Open-Plan Well Fitted Kitchen, 2 Luxury Bathrooms - 1 En Suite. Dressing Area to Master Bedroom. Entryphone System & Lift.

Manor Wood Lodge Sits on a Good Sized Corner Plot and is Accessible to both Hadley Wood for BR Station & Small Shopping Parade, Whilst Cockfosters Tube Station (Picc. Line), Shops, Restaurants, Trent Park are Within Walking Distance. Buses are Virtually on the Doorstep Connecting with both Cockfosters & Potters Bar. The M25 is Easily Accessible.

Offered in Show House Condition. Viewings are Highly Recommended.



### ACCOMMODATION

\* COMMUNAL ENTRANCE HALL \* OWN ENTRANCE HALL \* SPACIOUS RECEPTION ROOM LEADING TO A BALCONY \* WELL FITTED KITCHEN \* 2 DOUBLE BEDROOMS - MASTER WITH DRESSING AREA & EN SUITE SHOWER ROOM \* FITTED WARDROBES TO BOTH \* MAIN BATHROOM \* COMMUNAL GARDENS \* OWN GARAGE \* PAVED OFF STREET PARKING \* COMMUNAL GARDENS \* OWN GARAGE IN BLOCK \*

\* SERVICES: ELECTRIC UNDERFLOOR HEATING THROUGHOUT \* FEATURES: DOUBLE GLAZING, BALCONY, LAMINATE FLOORINGS, ENTRY PHONE SYSTEM, SECURITY GATES \*

**PRICE: £735,000 LEASEHOLD O.I.R.O**

**COMMUNAL ENTRANCE HALL:**

**An Attractive and Spacious Entrance Hall with Solid Front Door, Access to both Stairs & Lift. Spotlights.**



**OWN ENTRANCE HALL:**

**Solid Front Door, Matching Doors to Storage Cupboards - Housing Boiler and Water Softener, Spotlights, Cornicing. Laminate Flooring & Underfloor Heating.**



**ATTRACTIVE RECEPTION ROOM: PIC. 1 18'9" x 12'5" (5.72m x 3.78m)**

**Spacious Enough for both Sitting & Dining with Large Archway/Opening to Fitted Kitchen. Double Glazed French Doors to BALCONY. Laminate Flooring and Underfloor Heating, Cornicing & Spotlights.**



**ATTRACTIVE RECEPTION ROOM: PIC. 2  
Sitting Area and Access to Balcony.**



**ATTRACTIVE RECEPITON ROOM: PIC. 3**  
**Different Aspect.**



**DOUBLE GLAZED FRENCH DOORS TO BALCONY:**  
**French doors which fill the living space with natural light.**



### **BALCONY:**

**A Good Sized Balcony with Decking and Wrought Iron Balustrades Facing the Front but with an Attractive Outlook.**



### **WELL FITTED KITCHEN: 15'9 x 6'3 (4.80m x 1.91m)**

**Well Fitted on 3 Sides with Ample Floor & Wall Units, Composite Worktops, Single Inset Sink with Mixer Taps. Siemens Eye Level Oven, Siemens Induction Hob, Microwave & Oven, Integrated Dishwasher & Washing Machine. Underfloor Heating. 2 x Double Glazed Windows - 1 to the Front and 1 to the side. Spotlights.**



**BEDROOM 1: PIC. 1 23' x 20'2 max 'l' shaped (7.01m x 6.15m max 'l' shaped)  
Spacious Master Bedroom with 2 Double Glazed Windows to Front, Fitted Wardrobes. Underfloor Heating.**



**BEDROOM 1: PIC. 2 - Dressing Area  
Showing Fitted Wardrobes & Chests.**



**EN SUITE SHOWER ROOM: 8'2 x 5'1 (2.49m x 1.55m)**

**Large Walk in Shower with Glass Screen, Wash Hand Basin with Mixer Taps and Storage Cupboards Beneath, Built in Low Flush WC. Chrome Heated Towel Rail. Underfloor Heating.**



**BEDROOM 2: 15'10 max x 10'9 (4.83m max x 3.28m )**

**Fitted Wardrobes, 2 x Double Glazed Windows - 1 to Front and 1 to Side. Spotlights. Underfloor Heating.**



**MAIN BATHROOM: 8'1 x 6'8 (2.46m x 2.03m)**

**Modern Bathroom Suite with Panelled Bath with Mixer Taps and Shower Attachment, Built in WC., Wash Hand Basin with Mixer Taps, Fully Tiled Walls. Chrome Heated Towel Rail. Underfloor Heating.**



**COMMUNAL GARDENS TO REAR:**

**Well Maintained Communal Gardens to Front & Rear.**





**REAR ELEVATION OF PROPERTY:**  
The Rear Elevation of the Property is as Imposing and as Attractive as the Front.



**GARAGES IN BLOCK:**  
Brick Built with Up and Over Doors.



**OFF STREET PARKING & FURTHER COMMUNAL GARDENS:  
Paved Off Street Parking to Front Approached Via Wrought Iron Security Gates.**



**GATED ENTRANCE TO GARAGES:  
Further Wrought Iron Security Gates.**



# Manor Wood Lodge, Hadley Wood, EN4

Approximate internal area: 1034sqft (96sqm)

All measurements are approximate are for illustrative purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	84	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.