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Greenbrook Avenue, Hadley Wood, EN4 0LS

Guide Price £2,250,000

6 4 2



Quote Ref: EW0808. This property has so much to offer. Some of the key features include German-engineered marble kitchen worktops, Porcelain tiled flooring to the ground floor, Corian bath, underfloor heating throughout, Cat 6 data cabling, integrated sound system, bespoke fitted wardrobes, and electric blinds to all bedrooms.

Arranged on the ground floor is a spacious entrance hall, a study/TV room, a utility room, a downstairs cloakroom, a double bedroom/ further reception room, a fully integrated kitchen fitted with AEG and Smeg appliances, and an incredible 'super room' with bi-folding doors that open onto a landscaped garden. When the bi-fold doors are open, it creates a free-flowing environment between the indoors and outside, perfect for those summery occasions.

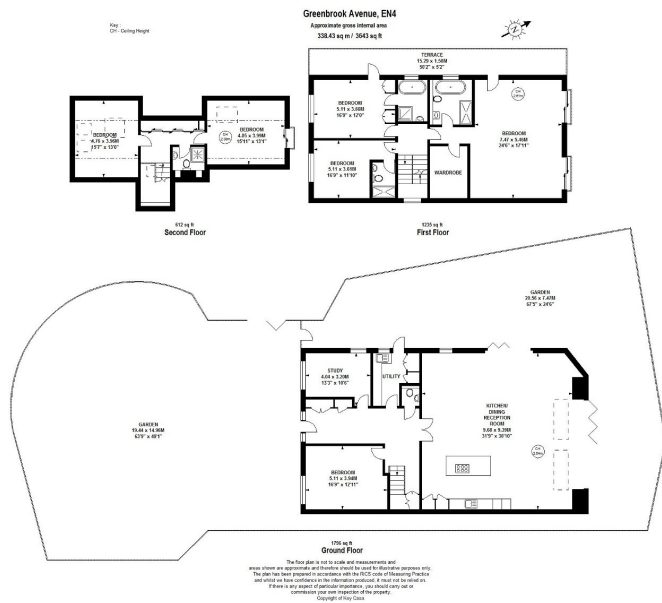
On the first floor, the main principal bedroom benefits from three Juliet balconies, a walk-in wardrobe, a seating area, and a luxurious en suite bathroom. There are two further double bedrooms both benefiting from en suite bathrooms.

The second floor comprises two further double bedrooms with excellent natural light, a modern family bathroom, and excellent built-in storage.

In addition, there is off-street parking for several cars.

Greenbrook Avenue is conveniently located to the mainline station and Cockfosters Underground Station (Piccadilly Line). Local amenities of Hadley Wood, Barnet, and Cockfosters are only a few minutes' drive. Open green spaces of Hadley Wood and Trent Park are both conveniently located nearby.





- Six bedrooms
- Reception room
- Secure off-street parking
- Underfloor heating
- TV room/study
- Four bathrooms
- Fully integrated kitchen
- Landscaped garden
- Utility room
- Quote Ref: EW0808



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	