



## NEWMANS WAY, HADLEY WOOD, EN4

We are pleased to offer for sale, this charming detached 3 Bedroom, 2 Bathroom, 3 Reception room bungalow on Newmans Way set in the highly sought-after area of Hadley Wood. This lovely property offers ample living space and comprises a 24ft lounge, rear dining room, conservatory & a 16ft well fitted kitchen. It has the three well-appointed bedrooms & two bathrooms.

The beautifully presented 70ft rear garden is a true highlight, whilst the carriage driveway at the front of the property accommodates parking for 3 or more cars. Situated close to Hadley Wood BR station, commuting to central London is both easy and efficient. Additionally, the nearby golf club and a selection of excellent local schools enhance the appeal of this location, making it perfect for families and professionals alike.

There is also scope for extension (subject to the usual permissions), allowing you to tailor the space to your specific needs and preferences.

**VIEWING IS HIGHLY RECOMMENDED.**



### ACCOMMODATION

\* SPACIOUS ENTRANCE HALL \* 24FT LOUNGE \* FITTED KITCHEN/BREAKFAST ROOM \* DINING ROOM \* CONSERVATORY \* 3 BEDROOMS & 2 BATHROOMS \* ADDITIONAL GUEST WC \* SUNNY ASPECT 70FT REAR GARDEN - MAINLY LAID TO LAWN & WITH AN ACCESSIBLE PAVED PATIO \* CARRIAGE DRIVEWAY \* PAVED OFF STREET PARKING FOR SEVERAL CARS \*  
\* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING \* WOOD FLOORING \*

**PRICE: £1,125,000 FREEHOLD**

## ENTRANCE HALL

Enter through the part glazed door into this bright, spacious & inviting entrance hall. Solid Oak flooring, covered radiators, pedant lighting & coving to ceiling. Access to the lounge, kitchen, all three bedroom, the guest WC & loft.



## KITCHEN 16'9" x 13'9" (5.11 x 4.20)

Dual aspect with a frosted double glazed door to the side & double glazed window facing into the conservatory. Tiled flooring & splashback, ample Oak wooden wall & base units & central island offering lots of useful storage space.



**LOUNGE 24'5" x 15'3" (7.45 x 4.65)**

Two double glazed windows to the side & double glass panelled doors to the rear, leading to the dining room. Carpeted, with covered radiators, coving to the ceiling and wall hung lighting. Feature fireplace with a marble surround and hearth.



**DINING ROOM 17'1" x 11'8" (5.21m x 3.56m)**

Dual aspect with double glazed patio doors to the rear & double doors to the side, leading to the conservatory. Carpeted, with pendant lighting and coving to the ceiling.



**CONSERVATORY 12'5" x 11'00" (3.78m x 3.35m)**

**Double glazed French Doors & windows leading to the garden & corrugated roof above. Brick built with wooden flooring. Radiator.**



**BEDROOM 1 13'5" x 12'11" (4.09m x 3.94m)**

**Double glazed bay window to the front with radiator beneath. Carpeted, with lots of fitted wardrobes, offering ample storage space. Coving & pendant lighting to the ceiling.**



**BEDROOM 1 (PIC 2)**  
A different aspect showing access to the ensuite bathroom.



**ENSUITE BATHROOM**  
Frosted double glazed window to the side. Tiled flooring & part tiled walls. Full sized, panelled bath, separate shower cubicle, pedestal wash hand basin with vanity unit beneath and mirror above, low flush WC. heated towel rail & radiator.



**ENSUITE BATHROOM (PIC 2)**

**A different aspect showing the shower cubicle & heated towel rail.**



**BEDROOM 2 15'11" x 8'9" (4.85m x 2.67m)**

**Dual aspect with double glazed bay window to the front, with radiator beneath & double glazed window to the side. Carpeted, with spotlights & coving to the ceiling.**



## ENSUITE SHOWER ROOM



## BEDROOM 3 12'3" x 8'11" (3.73m x 2.72m)

Double glazed window to the side with radiator beneath. Carpeted, with fitted wardrobes & dressing table.



**GARDEN approx 80' (approx 24.38m)**

**Approximately 80ft long, well kept garden, mainly laid to lawn with a patio area large enough for seating & another covered paved area for those quieter moments. There is a shed to the rear & lots of mature shrubs & trees offering peace, tranquility & privacy.**



**GARDEN (PIC 2)**



**REAR ELEVATION**



**DRIVEWAY - SHOWING SIDE ACCESS**  
Carriage style block-paved driveway with ample parking for 3-4 cars.



Approximate Gross Internal Area 1714 sq ft - 159 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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		
	65	75
England & Wales	EU Directive 2002/91/EC	

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	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.