

GREENBROOK AVENUE

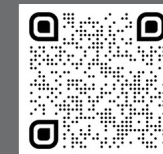
HADLEY WOOD - EN4

THOMAS
JAMES
ESTATE AGENTS



- 6 BEDROOM DETACHED
- 5 BATHROOMS
- 160FT GARDEN

- 4 RECEPTION ROOMS & BAR AREA
- INTEGRAL GARAGE
- UTILITY ROOM & INDOOR BBQ AREA



FOR SALE
£2,800,000
FREEHOLD

GREENBROOK AVENUE

HADLEY WOOD - EN4



DETACHED HOME

£2,800,000

IN BRIEF

This substantial detached property has been extended and remodelled to create a spacious and impressive six bedroom and five bathroom house. Located in a quiet residential street in the heart of Hadley Wood, within easy walking distance of the shops, station, schools and green spaces, this is a stunning property in a highly desirable location.

PROPERTY DESCRIPTION

Located on a huge plot, everything about this house is on a grand scale. It has spacious well-proportioned rooms, large windows and lots of flexible living space. It's excellent for entertaining, with a 162 ft landscaped garden with an outdoor kitchen and bar. And there's plenty of storage space, with bespoke cupboards in several rooms, a substantial integral garage and a large outbuilding.

The property has been fully renovated with contemporary fixtures and fittings and high quality materials such as wood floors and granite surfaces; it has a bespoke lighting system and air conditioning throughout. The 5,591 square feet of living space is ideally distributed over the three floors, with over half of this space on the ground floor, 30% on the first floor and 14% is the top floor. This means there's a great sense of lateral space downstairs, with a more intimate ambience on the upper floors.

The ground floor has three main living spaces; a large dual aspect front living room, a rear dining room, and a central reception room that connects to a bar/snug, a conservatory, and the kitchen. The adjoining kitchen and conservatory provide a large prep, dining and entertaining area with garden views and an easy access to the terrace. The bespoke kitchen is well-equipped, with Gaggenau appliances and a large American-style fridge. There's also a door to the integral garage which has a large walk-in commercial grade fridge.

COUNCIL TAX BAND: H

EPC RATING:

FREEHOLD



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PROPERTY DESCRIPTION CONTINUED...

The dining room and conservatory both open onto the paved garden terrace which provides a large outdoor entertaining area. A separate garden building houses an outdoor kitchen, with a BBQ, bar and full extraction system.

The first floor is home to four large double bedrooms, three of which have an en suite bathroom and views over the rear garden. The fourth is served by a separate bathroom accessed from the landing. The luxurious main bedroom suite is centrally located and includes a spacious bathroom with a corner bath and two walk-in wardrobes.

The fifth and six bedrooms are located on the top floor, along with a shower room. The fifth bedroom is a vast 26 ft by 22ft and is flooded with light from several roof lights. Currently used as a living room, it has great garden views through two large casement windows, bespoke eaves storage, and a large walk-in store.

The property is set back from the road behind railings and has a large block paved drive with parking for several cars. The rear garden is on three levels, with steps up from the paved terrace to a mid-garden with a lawn and circular path, and a large raised rear section with a pond, gazebo with built-in seating and a large outbuilding. This is currently used for storage but would make a great garden studio. The garden has lots of mature planting that provides a great green backdrop and year-round colour.

LOCAL LIFE

This house is in a highly desirable location, mere moments from the open green spaces of Covert Way Nature Reserve, Monken Hadley Common and Hadley Wood Golf Course, and 1.5 miles from the extensive Trent Park with its many sports and leisure options.

There are local shops and restaurants in the nearby centre of Hadley Wood, and a wide selection of high street stores at the Spires shopping centre in High Barnet less than two miles away.

Transport links are excellent, with two railway and two tube stations within a couple of miles. The nearest is Hadley Wood, just a 14 minute walk away, with fast direct trains to Kings Cross and Moorgate.

The area is known for its excellent primary and secondary schools, of which several are within easy walking distance.

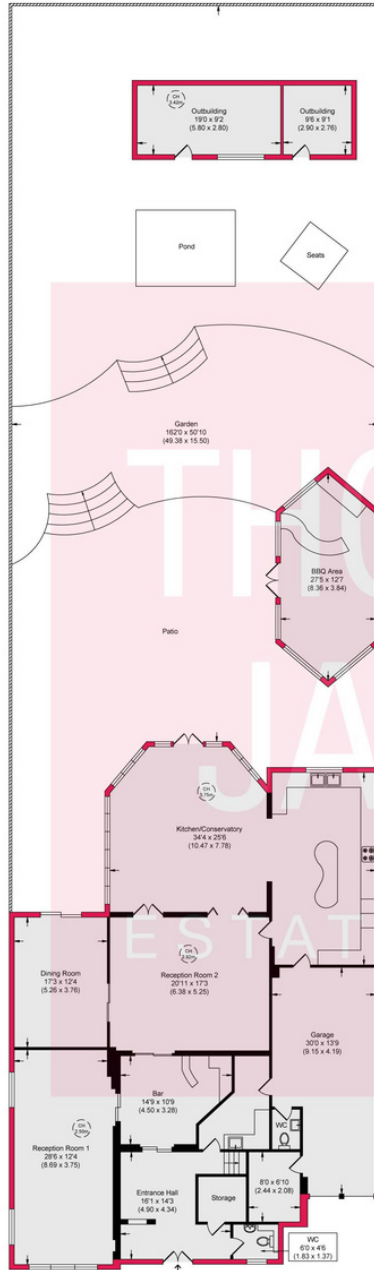
VIDEO



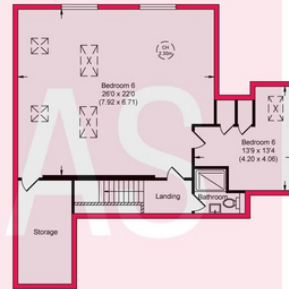
TRANSPORT



Ground Floor
284.70 sq.m. (3064.48 sq.ft.) approx.



Second Floor
73.98 sq.m. (796.31 sq.ft.) approx.



First Floor
160.77 sq.m. (1730.52 sq.ft.) approx.



TOTAL FLOOR AREA : 519.45 sq.m. (5591.31 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**THOMAS
JAMES**
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