



**For Sale
Freehold**

**Hadley Road, EN2
Asking price £899,950**

A 6 bedroom double fronted semi - detached house located off the Ridgeway. This wonderful family home boast impressive entrance hallway with a spacious through lounge leading onto a an L-shaped kitchen with granite worktops and integrated appliances, separate dining room, downstairs toilet with shower and door onto Garage and large conservatory. To the first floor 5 large bedrooms and family bathroom, second floor 6th large double bedroom with 4 piece Jacuzzi & shower en-suite. This property also consists of gas central heating double glazed windows, off-street parking for 3 cars and an amazing 80ft landscaped rear garden with remote control lighting.

Located within excellent catchment to Schools and a 5 minute drive to Enfield town shopping centre and transport amenities this is the ideal family home. Internal viewing advised!

PROPERTY MISDESCRIPTION ACT 1991

Nicholas James make every effort to ensure the accuracy of these details, it should be noted that the above measurements are approximate. Nicholas James has not tested any equipment, fixtures, fittings or services and so cannot confirm that they are in working order. We have not had a sight of the title documents and any reference to the tenure of a property based on the information supplied by the seller. Nicholas James are unable to confirm that the relevant planning permission and or building regulation approval has been obtained where any structural alterations have occurred. Photographs are provided for illustration only and do not depict what is included in the sale.

Nicholas James 34 High Street Southgate N14 6EE *Residential Sales – Lettings & Management Agents*
tel: 020 8886 9462 Web: www.njestates.co.uk Email: info@njestates.co.uk



PROPERTY MISDESCRIPTION ACT 1991

Nicholas James make every effort to ensure the accuracy of these details, it should be noted that the above measurements are approximate. Nicholas James has not tested any equipment, fixtures, fittings or services and so cannot confirm that they are in working order. We have not had a sight of the title documents and any reference to the tenure of a property based on the information supplied by the seller. Nicholas James are unable to confirm that the relevant planning permission and or building regulation approval has been obtained where any structural alterations have occurred. Photographs are provided for illustration only and do not depict what is included in the sale.

Nicholas James 34 High Street Southgate N14 6EE Residential Sales – Lettings & Management Agents
tel: 020 8886 9462 Web: www.njestates.co.uk Email: info@njestates.co.uk



PROPERTY MISDESCRIPTION ACT 1991

Nicholas James make every effort to ensure the accuracy of these details, it should be noted that the above measurements are approximate. Nicholas James has not tested any equipment, fixtures, fittings or services and so cannot confirm that they are in working order. We have not had a sight of the title documents and any reference to the tenure of a property based on the information supplied by the seller. Nicholas James are unable to confirm that the relevant planning permission and or building regulation approval has been obtained where any structural alterations have occurred. Photographs are provided for illustration only and do not depict what is included in the sale.

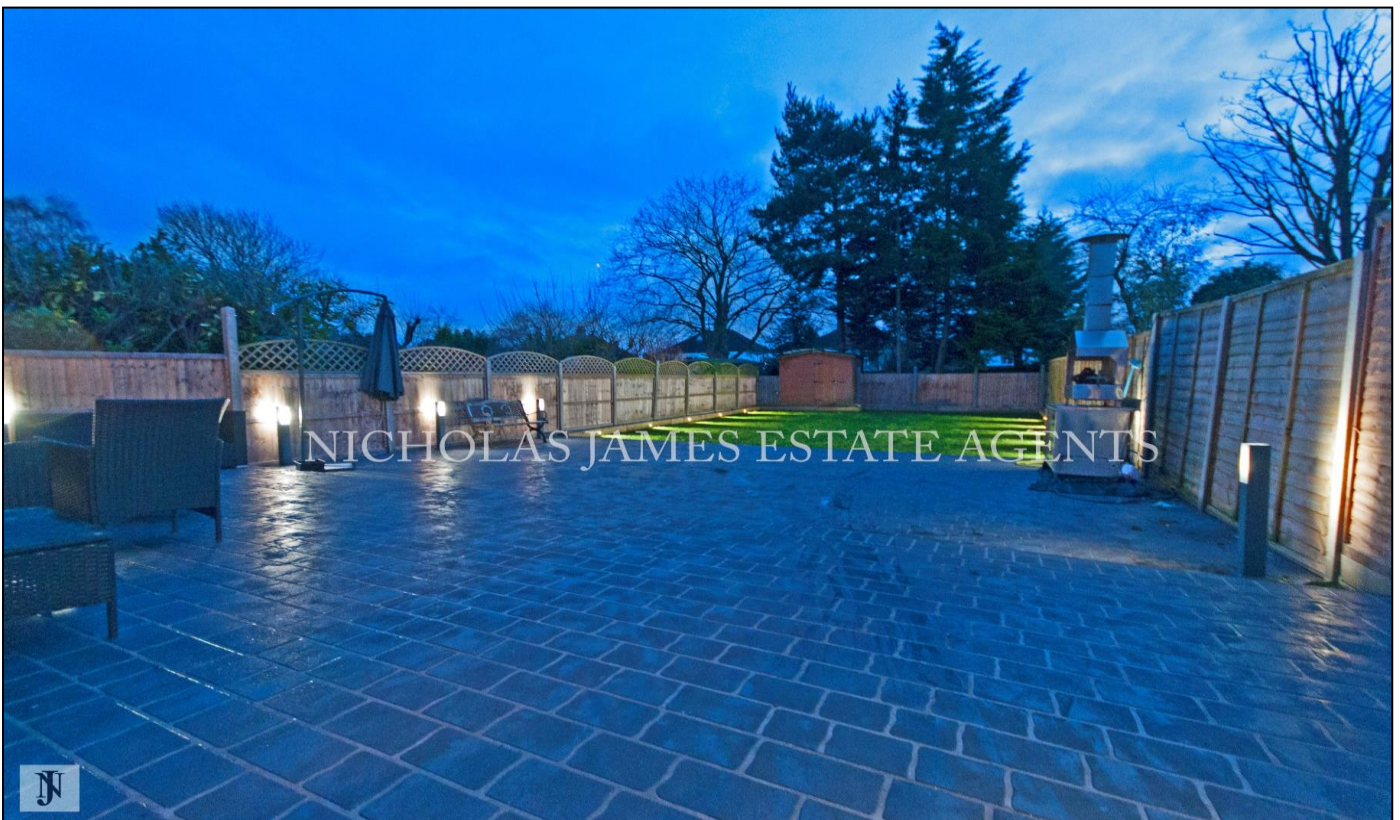
Nicholas James 34 High Street Southgate N14 6EE Residential Sales – Lettings & Management Agents
tel: 020 8886 9462 Web: www.njestates.co.uk Email: info@njestates.co.uk



PROPERTY MISDESCRIPTION ACT 1991

Nicholas James make every effort to ensure the accuracy of these details, it should be noted that the above measurements are approximate. Nicholas James has not tested any equipment, fixtures, fittings or services and so cannot confirm that they are in working order. We have not had a sight of the title documents and any reference to the tenure of a property based on the information supplied by the seller. Nicholas James are unable to confirm that the relevant planning permission and or building regulation approval has been obtained where any structural alterations have occurred. Photographs are provided for illustration only and do not depict what is included in the sale.

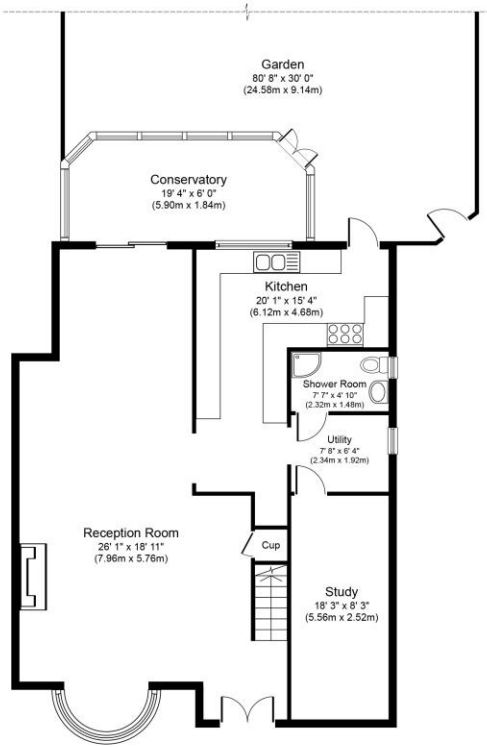
Nicholas James 34 High Street Southgate N14 6EE Residential Sales – Lettings & Management Agents
tel: 020 8886 9462 Web: www.njestates.co.uk Email: info@njestates.co.uk



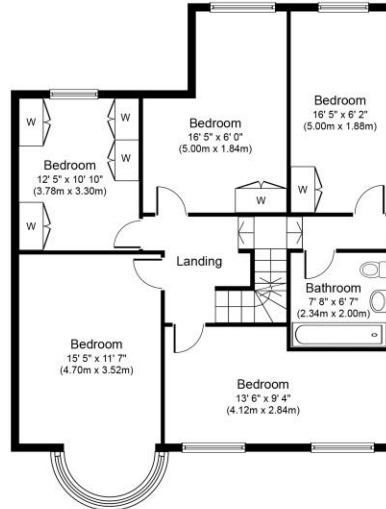
PROPERTY MISDESCRIPTION ACT 1991

Nicholas James make every effort to ensure the accuracy of these details, it should be noted that the above measurements are approximate. Nicholas James has not tested any equipment, fixtures, fittings or services and so cannot confirm that they are in working order. We have not had a sight of the title documents and any reference to the tenure of a property based on the information supplied by the seller. Nicholas James are unable to confirm that the relevant planning permission and or building regulation approval has been obtained where any structural alterations have occurred. Photographs are provided for illustration only and do not depict what is included in the sale.

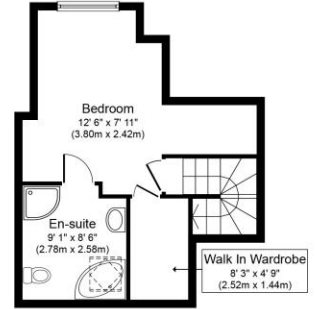
Nicholas James 34 High Street Southgate N14 6EE Residential Sales – Lettings & Management Agents
tel: 020 8886 9462 Web: www.njestates.co.uk Email: info@njestates.co.uk



Ground Floor



First Floor



Second Floor



Approx. Gross Internal Floor Area 2454 sq. ft. / 228 sq. m.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

PROPERTY MISDESCRIPTION ACT 1991

Nicholas James make every effort to ensure the accuracy of these details, it should be noted that the above measurements are approximate. Nicholas James has not tested any equipment, fixtures, fittings or services and so cannot confirm that they are in working order. We have not had a sight of the title documents and any reference to the tenure of a property based on the information supplied by the seller. Nicholas James are unable to confirm that the relevant planning permission and or building regulation approval has been obtained where any structural alterations have occurred. Photographs are provided for illustration only and do not depict what is included in the sale.