



Jason Oliver
PROPERTIES

Coombehurst Close, Hadley Wood EN4



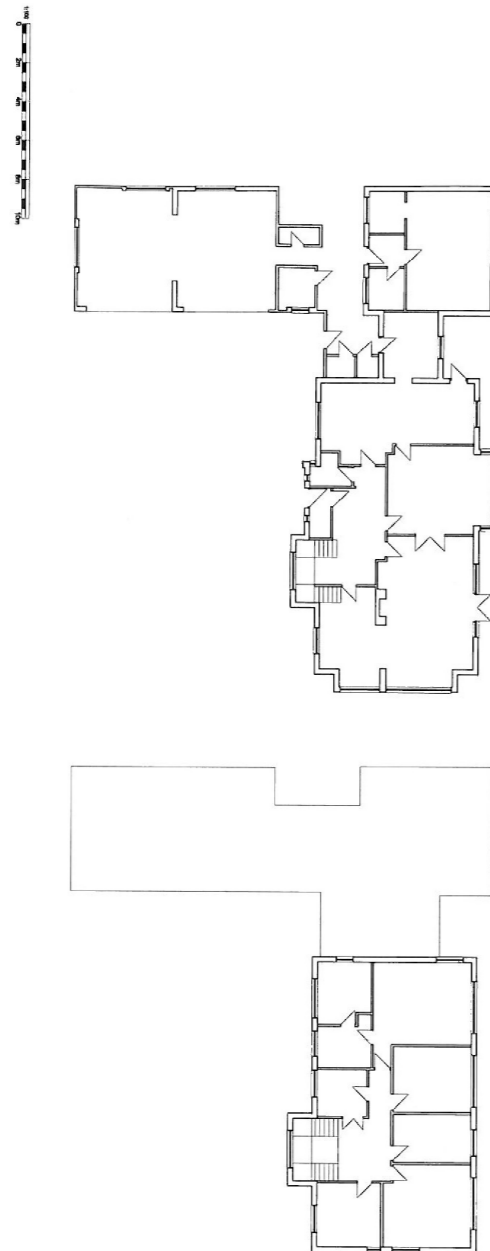
This very well presented five bedroom family residence with self contained granny annex benefits from its secluded location, walking distance to Trent Park, Cockfosters local amenities and short drive to M25. The property offers two receptions, study, kitchen/diner, downstairs cloakroom, five double bedrooms, two bathrooms (ensuite to master), well maintained rear garden with heated swimming pool, gardener's room, gardener's w.c., large drive providing off street parking for numerous vehicles. Available for viewings now.

£4,000 pcm

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APPROACH

Approached via large drive surrounded by lawn and well maintained tree and shrub borders.

PORCH

Storage cupboard.

HALLWAY

20'3" x 8'7" (6.17m x 2.62m)
Carpet, storage cupboards.

RECEPTION ONE

26'0" x 15'1" (7.92m x 4.60m)
Double and secondary glazed windows, carpet, fireplace, French doors to garden, French door to study.

RECEPTION TWO

18'2" x 15'1" (5.54m x 4.60m)
Carpet, double glazed windows.

STUDY

17'1" x 10'2" (5.21m x 3.10m)
Double glazed and secondary glazed windows, carpet, display unit.

DOWNSTAIRS CLOAKROOM

Suite comprising hand wash basin over vanity unit, low flush w.c, tiled walls and floor, window to front.

KITCHEN/DINER

15'1" x 13'7" (4.60m x 4.14m)
Dual aspect double glazed windows and doors, range of wall and base units, breakfast bar, two ovens, electric hob with extractor above, integrated fridge/freezer, dishwasher, tiled floor.

UTILITY ROOM

12'3" x 9'0" (3.73m x 2.74m)
Double glazed windows to rear, plumbing for washing machine and dryer, stainless steel sink, wall and base units.

ANNEX

20'1" x 15'4" (6.12m x 4.67m)
Double glazed window to rear, carpeted, wooden bar.

UTILITY ROOM/KITCHEN

Window to front aspect, unit with sink

EN-SUITE BATHROOM

Suite comprising bath, low flush w.c, hand wash basin, tiled walls, carpet, window.



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LANDING & STAIRS

Access to the loft, storage cupboard, carpet.

MASTER BEDROOM

17'0" x 14'8" (5.18m x 4.47m)
Double glazed windows, range of built in wardrobes/drawers/desk and additional walk in wardrobe, carpet.

EN-SUITE BATHROOM

Suite comprising of Jacuzzi bath with shower attachments, low flush w.c., his and hers hand wash basin over vanity unit, shower cubical with power shower attachments, tiled walls and floor, spot lights.

BEDROOM TWO

15'2" x 14'1" (4.62m x 4.29m)
Double glazed windows to rear, range of built in wardrobes, carpet.

BEDROOM THREE

13'8" x 11'8" (4.17m x 3.56m)
Double glazed windows to rear, range of built in wardrobes, carpet.

BEDROOM FOUR

13'7" x 8'1" (4.14m x 2.46m)
Double glazed windows to rear, range of built in wardrobes, carpet.

BEDROOM FIVE

11'2" x 11'0" (3.40m x 3.35m)
Double glazed windows to front, range of built in wardrobes, carpet.

GARAGE

Two double garages with electric up and over doors.

GARDEN

Large patio, heated swimming pool, lawn surrounded by mature trees, shrub and plant borders, greenhouse.

GARDENER'S ROOM

GARDENER'S W.C.

