




The Courtyard, 19A Crescent East  
Hadley Wood, Hertfordshire

**STRUTT  
& PARKER**


BNP PARIBAS GROUP

A unique Victorian house situated in a conservation area,  
located in one of the most desirable roads in Hadley Wood


An attractive semi-detached period family home featuring handsome red brick elevations. Inside, the property offers well-presented accommodation with a wealth of splendid features, including high ceilings with cornicing and large windows that welcome an abundance of natural light.




2 RECEPTIONS




4 BEDROOMS




2 BATHROOMS  
& CLOAKROOM




OUTSIDE  
PARKING




GARDEN




FREEHOLD



TOWN



1,756 SQ FT



GUIDE PRICE  
£1,300,000



The property

The Courtyard is a beautifully presented home with a wealth of period features, offering comfortable and versatile accommodation across three light-filled floors. It features two well-appointed reception rooms, The main reception room to the front aspect features high ceilings that enhance the airy, spacious feel, along with a tall bay window adorned with ornate stained glass, a striking fireplace, and elegant ceiling cornicing. There is further living space at the rear, with the open-plan kitchen and dining/family area with French doors opening onto the patio garden. The kitchen is fitted with storage units to base and wall level with integrated appliances,

including a double oven, a gas hob and an extractor hood. There is also a guest cloakroom that completes the ground floor. The four bedrooms are arranged across the first and second floors. The first floor has the generous principal bedroom with fitted wardrobes and window to the rear aspect, bedroom two, currently used as a formal dining room, benefits from a southwest-facing window that floods the space with natural light and has fitted wardrobes, and a family bathroom. On the second floor there are two further bedrooms, bathroom and access to the attic storage space from bedroom four.





## Outside

At the front of the property there is a block-paved parking area with space for up to two vehicles. The front garden has an area of patio with border hedgerows and beds. Steps lead down to the main entrance with a gated access leading to the rear garden. At the rear, the garden offers further patio seating in a split-level layout, with an upper level accessed via the French doors at the back of the house, and steps leading down to a lower-level area. The garden is enclosed by timber fencing and features raised beds with various shrubs and flowering perennials.

## Location

Situated in Hadley Wood, just outside Barnet on the edge of rolling Hertfordshire countryside. Barnet town centre is just over a mile away, with its wealth of amenities including The Spires shopping centre and High Street, which has a choice of shops including Waterstones, a Waitrose, a Gail's Bakery, salons, a post office, and coffee shops. Local leisure facilities include Hadley Wood's golf and tennis clubs, as well as a gym. Easy access to rail and underground stations. The M25 (junction 24) is just two miles away.



## Distances

- Barnet and The Spires 1.5 miles
- Potters Bar 2.5 miles
- Enfield 4.3 miles
- The M25 (junction 24) 2 miles

## Nearby Stations

- Hadley Wood 0.2 miles
- High Barnet 2 miles
- Cockfosters 1.5 miles

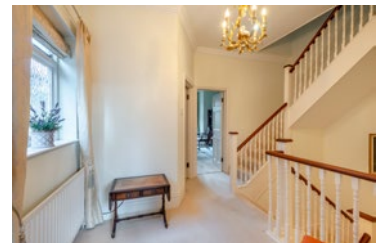
## Key Locations

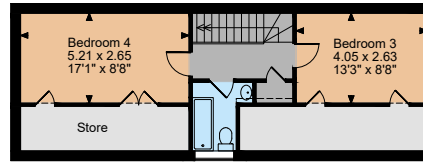
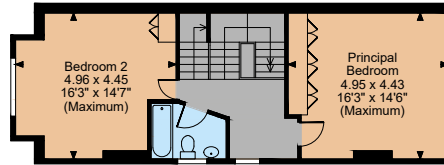
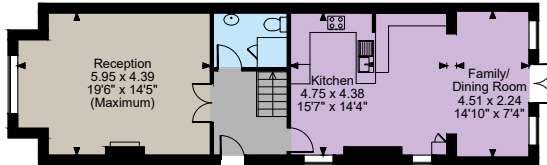
- Covert Way Nature Reserve
- Hadley Green & Common
- Hadley Wood Golf Course
- Hadley Wood Tennis club

- Trent Park

## Nearby Schools

- Mount House School
- Hadley Wood Primary School
- JCoSS
- Livingstone Primary and Nursery school
- Cromer Road Primary School
- Monken Hadley CoFE Primary School
- Lyonsdown School
- Trent CoFE Primary School
- St John's Preparatory and Senior School





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Floorplans

House internal area Internal area 1,756 sq ft (163 sq m)

For identification purposes only

## Directions

EN4 0EY///what3words:later.closes.cages - brings you to the driveway

## General

**Local Authority:** London Borough of Enfield.

**Services:** Electricity, gas, mains water & and drainage.

**Broadband:** Information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** G **EPC Rating:** D

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

## Cuffley

Sopers House, Sopers Road, Cuffley

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