



# 1a Corbar Close

Hadley Wood, London

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A contemporary detached double-fronted family home with a leisure and games room, located in a quiet cul de sac

A generously-proportioned four/five bedroom property featuring high quality fixtures and fittings throughout, providing a stylish and practical living and entertaining environment. It is located in a quiet cul de sac in a sought-after North London suburb surrounded by a wealth of green spaces but still near to local town centre amenities and underground and mainline stations.



**5 RECEPTION ROOMS**



**4/5 BEDROOMS**



**4 BATHROOMS**



**DOUBLE GARAGE**



**GARDEN**



**FREEHOLD**



**RURAL/VILLAGE**



**6,530 SQ FT**



**GUIDE PRICE  
£4,500,000**



### The property

A contemporary detached family home offering more than 6,500 sq ft of light-filled flexible accommodation arranged over ground and lower ground floors. Configured to provide an ideal family and entertaining space featuring high quality fixtures and fittings, including a smart matrix system throughout, plus AC in all of the rooms. The accommodation flows from a welcoming entrance hall with useful cloakroom. It includes extensive open plan split-level L-shaped sitting and living rooms, featuring a double-sided aquarium fitted into the wall, and the latter with patio doors to the garden to two aspects. A generous dining room with bespoke storage opening into a spacious kitchen with a range of wall and base units including a large central island with breakfast bar, modern integrated appliances, bespoke additional storage and a door to the garden. The ground floor accommodation is completed by a bedroom wing providing principal and second bedrooms, both with feature wall panelling, a walk-in wardrobe and en suite shower room. Two further bedrooms, one with fitted storage, a study, fitted laundry room and family

shower room. Stairs descend from the entrance hall to the lower ground floor, which offers a hall with useful storage and access to the integral double garage. A generous family room opens into an indoor BBQ/entertaining kitchen with a dining counter and wine storage. Adjacent is a 42 ft games super room, with a vaulted sky lantern and two sets of patio doors leading to the terrace and garden beyond, flooding the area with natural light. Beneath the floor is a swimming pool. A door from the games room opens to a salon, which can also be used as a bedroom, with en suite shower room.

### Outside

The property is approached over a block-paved driveway through a sliding electric gate giving access to a block-paved forecourt and the integral double garage. The garden offers a spacious astro-turfed area with a paved surround at ground floor level, steps descending to a lower ground floor area of level lawn bordered by mature shrubs and hedging and featuring a large paved terrace off the games room.



## Location

Sitting close to the Hertfordshire border, Hadley Wood offers local shopping, restaurants, a primary school, golf course, health club and tennis courts, all surrounded by Green Belt farmland, mature woodland and the open green spaces of Covert Way Nature Reserve, Hadley Green, Hadley Common and Hadley Wood Golf Course. Nearby Barnet, Cockfosters, Potters Bar, East Barnet Village and Enfield offer comprehensive retail, service and leisure facilities, including independent and high street stores, shopping and leisure centres, theatres, cinemas. Communications links are excellent: the M25 gives access to major regional centres, the motorway network and central London, Hadley Wood mainline station provides regular direct services to multiple central London locations in around 30 minutes, Cockfosters has an Underground station and London City and London Heathrow Airports offer a wide range of domestic and international flights.



## Distances

Barnet 1.9 miles  
Cockfosters 2.1 miles  
M25 (Jct. 24) 2.1 miles  
Potters Bar 2.9 miles  
East Barnet Village 3.0 miles  
Enfield 4.5 miles  
Central London 14.4 miles  
London City Airport 22.8 miles  
London Heathrow Airport 37.4 miles

## Nearby Stations

Hadley Wood  
Cockfosters Underground  
High Barnet Underground  
New Barnet

## Key Locations

Covert Way Nature Reserve  
Hadley Green  
Hadley Common  
Hadley Wood Golf Course

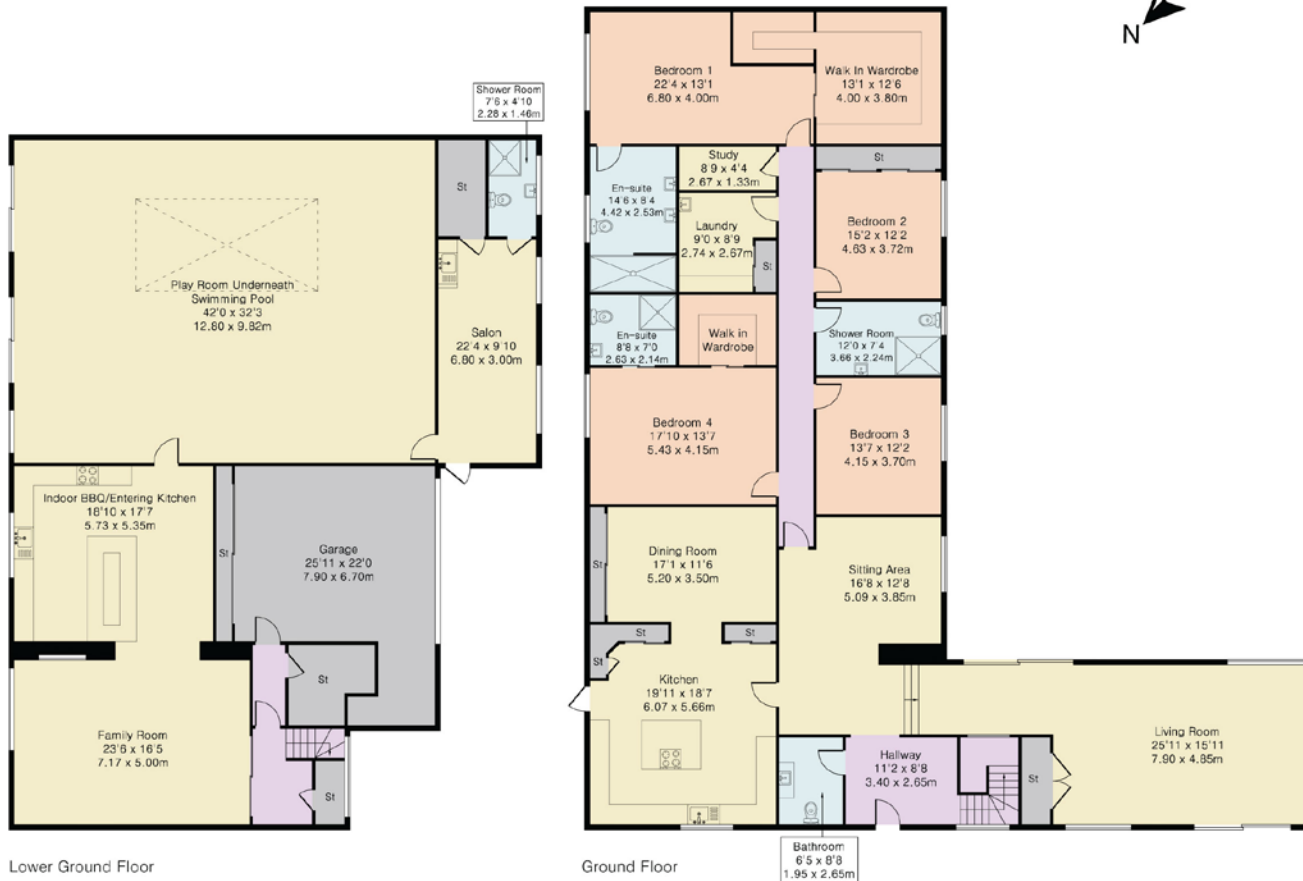
Royal Air Force Museum, Hendon  
Trent Park  
Brent Cross Shopping Centre  
Arrandene Open Space  
Belmont Farm

## Nearby Schools

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



Approximate Gross Internal Area 6530 sq ft – 606 sq m  
 Lower Ground Floor Area 3103 sq ft – 288 sq m  
 Ground Floor Area 3427 sq ft – 318 sq m



### Floorplans

Main House internal area 6,530 sq ft (606 sq m)  
 Total internal area 6,530 sq ft (606 sq m)  
 For identification purposes only.

### Directions

EN4 OJL  
 ///what3words: richer.both.soap - brings you to the driveway

### General

**Local Authority:** London Borough of Enfield  
**Services:** Electricity, gas, mains water and drainage

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb>

**Council Tax:** Band H **EPC Rating:** C  
**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

## National Country House Department

43 Cadogan Street, London, SW3 2PR

## Cuffley

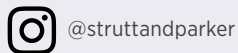
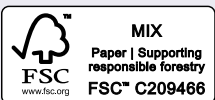
Sopers House, Sopers Road

**01707 524206**

Cuffley@struttandparker.com

struttandparker.com

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