

STATONS

www.statons.com



Camlet Way, Hadley Wood, Hertfordshire, EN4 0NL

Camlet Way

Situated on Hadley Wood's premier road, this is a deceptively spacious 4 bedroom detached freehold house with an 80ft frontage which has been finished to a very high standard and enjoys Greenbelt views to the rear.

As you enter the property there is a large reception hallway with a feature fireplace. Double doors open onto a triple aspect through dining room / lounge with direct access to the garden.

The kitchen/ breakfast room has a bespoke handmade Smallbone solid oak kitchen with Silestone worktops and a range of fully integrated appliances and leads to the family room/ snug. Two sets of French doors lead to the garden. There is a study / bedroom and a guest cloakroom. Amtico flooring has been laid throughout the ground floor.

To the first floor there are 3 double bedrooms. The principal bedroom is dual aspect and has a range of bespoke hand painted fitted wardrobes. Bedroom 2 is dual aspect with far reaching views over greenbelt and has a range of Neatsmith fitted wardrobes. The dual aspect family bathroom is fully tiled with underfloor heating and comprises a 4-piece suite including a walk-in shower, bath, WC, contemporary fitted vanity unit all with chrome Hansgrohe taps and shower fittings and a heated towel rail.

The rear garden is private and secluded and is mainly laid to lawn with mature shrubs and plants to the borders with garden lighting. There is flood lighting at the front of the property. The driveway provides off street parking and a single garage.

The property is fully double glazed and benefits from gas central heating throughout. There is scope to extend the property to add a fifth bedroom/ en-suite subject to the usual consents.

Location: Situated on the prestigious Camlet Way, the property is within easy walking distance of Hadley Wood mainline station (regular services into Moorgate with a journey time of approx. 30 minutes). Cockfosters (Piccadilly Line) and High Barnet (Northern Line) underground stations are a short drive away. The M25 (junction 24) links to all major motorways and London's airports. There are excellent schools and recreational facilities nearby including Hadley Wood's Golf and Tennis clubs. Local shops include a gym, restaurants, hairdresser and convenience store.









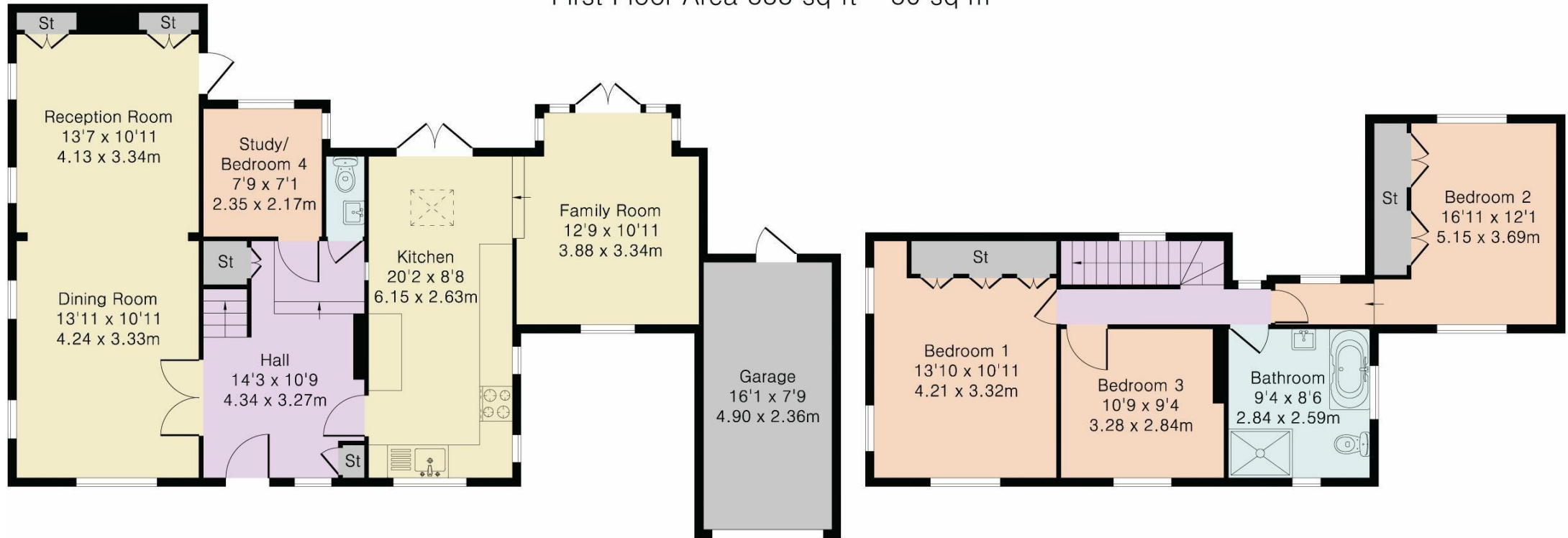




Approximate Gross Internal Area 1485 sq ft – 138 sq m

Ground Floor Area 947 sq ft – 88 sq m

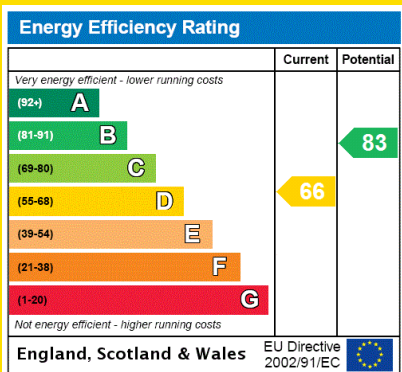
First Floor Area 538 sq ft – 50 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



STATONS HADLEY WOOD

10 CRESCENT WEST
HADLEY WOOD
HERTS
EN4 0EJ
020 8440 9797
hadley@statons.com

