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Camlet Way, Hadley Wood, Hertfordshire, EN4 0NL

Camlet Way

Situated on Camlet Way in Hadley Wood, this three bedroom detached family home offers well balanced accommodation, with views over the Green Belt to the rear. The property has been thoughtfully refurbished to a high standard throughout.

On entering, a welcoming reception hallway with feature fireplace sets the tone for the home. Double doors lead through to a bright, triple aspect dining and living area, which opens directly onto the garden.

The kitchen and breakfast room features Smallbone cabinetry with Silestone worktops and integrated appliances and connects through to a comfortable family room or snug. French doors from both spaces provide access to the garden. The ground floor also includes a study/home office and guest cloakroom, with Amtico flooring laid throughout.

Upstairs, there are three double bedrooms. The principal bedroom enjoys a dual aspect and fitted hand-painted wardrobes, while the second bedroom also benefits from a dual aspect and open views across the Green Belt, along with fitted storage by Neatsmith. The family bathroom is fully tiled and includes underfloor heating, a walk-in shower, bath, WC, and contemporary vanity unit with quality fittings.

The rear garden offers a private and secluded outdoor space, mainly laid to lawn and bordered by mature planting, with garden lighting enhancing the setting. To the front, there is off-street parking, garage, and EV charging point.

The property is fully double glazed throughout and benefits from full gas central heating. There is also potential to extend, subject to the usual planning consents.

Camlet Way is a highly regarded Hadley Wood location within walking distance of Hadley Wood station, providing regular services into Moorgate. Cockfosters and High Barnet Underground stations are also easily accessible, along with the M25 at Junction 24. The area offers excellent access to road and rail links into London, local schools, and leisure amenities, including Hadley Wood Golf and Tennis Clubs.



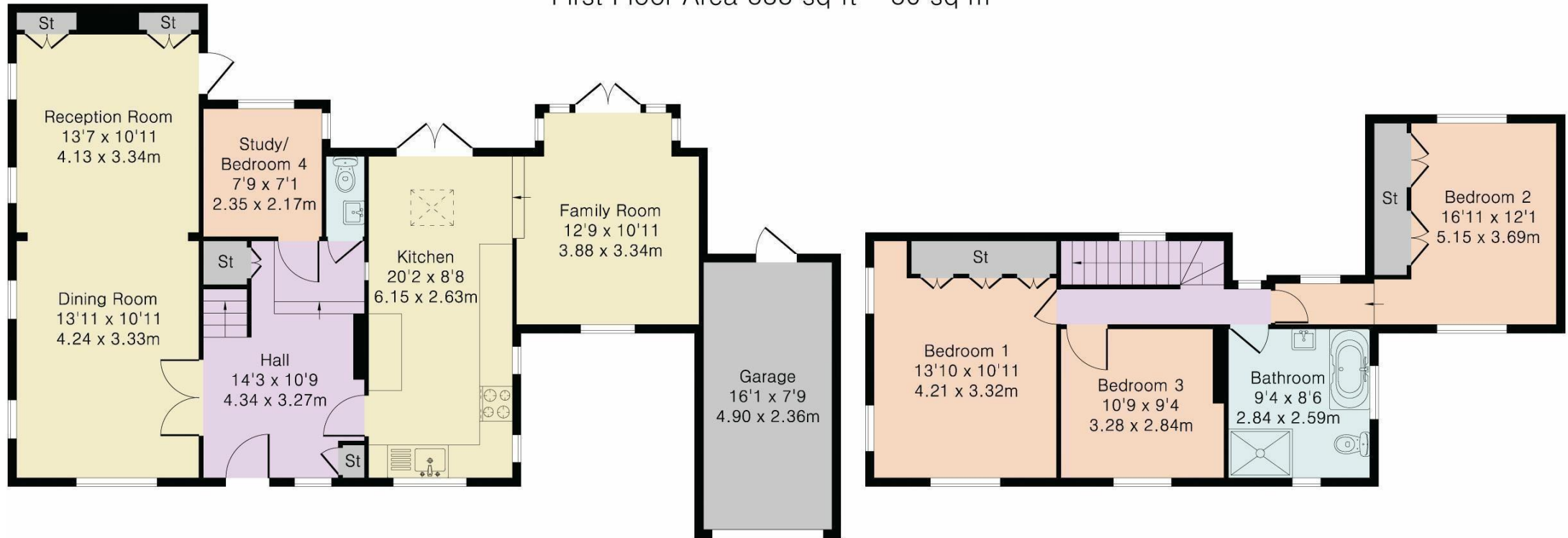








Approximate Gross Internal Area 1485 sq ft – 138 sq m
Ground Floor Area 947 sq ft – 88 sq m
First Floor Area 538 sq ft – 50 sq m

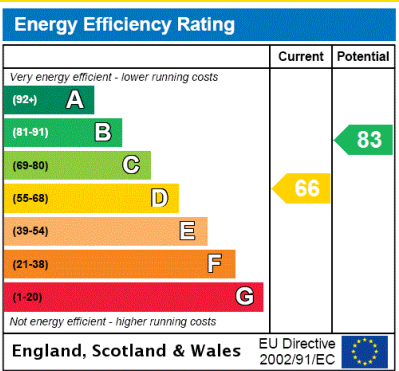


Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given 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.

Council Tax: G
Local Authority: Enfield
Tenure: Freehold



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