



Camlet Way
Hadley Wood, EN4

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Camlet Way

Set behind a private gated entrance with a carriage driveway, this beautifully presented detached family residence occupies a prime position on the south side of Hadley Wood's premier road.

This exceptional home has been meticulously maintained and offers beautifully proportioned accommodation ideally suited to modern family living. A welcoming entrance hall leads through to a magnificent dual-aspect L-shaped reception room, a superb kitchen/breakfast room fitted with an extensive range of bespoke units complemented by Granite and Quartz worktops, a formal dining room overlooking the rear garden, and a separate family/media room. The entrance hall and principal reception rooms feature attractive antique oak-style flooring throughout.

On the first floor, the impressive principal bedroom suite enjoys a dual-aspect outlook and benefits from a walk-in dressing room and luxurious Italian en-suite bathroom with underfloor heating. There is also a well-appointed family bathroom and an additional shower room serving the remaining bedrooms. A graceful staircase rises to the second floor, where an attractive feature window provides natural light to the landing. This floor offers three further well-proportioned bedrooms, one of which benefits from an en-suite shower room, together with an additional family bathroom featuring a corner bath.

Externally, the property enjoys beautifully landscaped and secluded south-facing gardens extending to approximately 130ft. Further features include a heated swimming pool and a pool house complete with shower facilities and a WC.

Ideally located within easy reach of the local shops, restaurants and amenities of Hadley Wood, the property also benefits from convenient access to High Barnet and Potters Bar. Hadley Wood mainline station provides fast services into London (Moorgate and King's Cross), while High Barnet Underground Station (Northern Line) and Cockfosters Underground Station (Piccadilly Line) offer further commuting options. The M25 and A1(M) are just a short drive away, providing excellent road links.

The area is renowned for its excellent selection of schools, including QE Boys, Dame Alice Owen's, Lochinver House, Stormont and Norfolk Lodge. The highly regarded Hadley Wood Golf Club is also located almost directly opposite the property.



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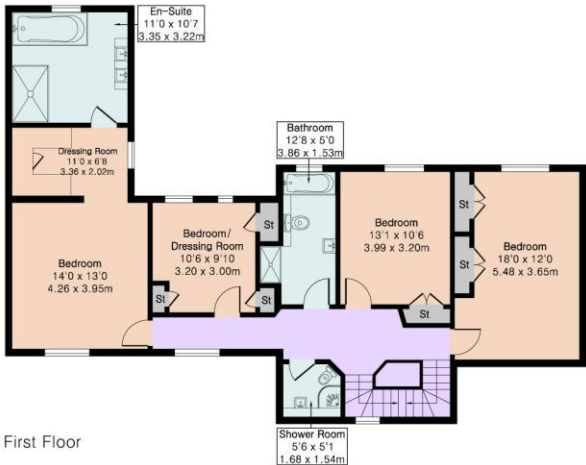
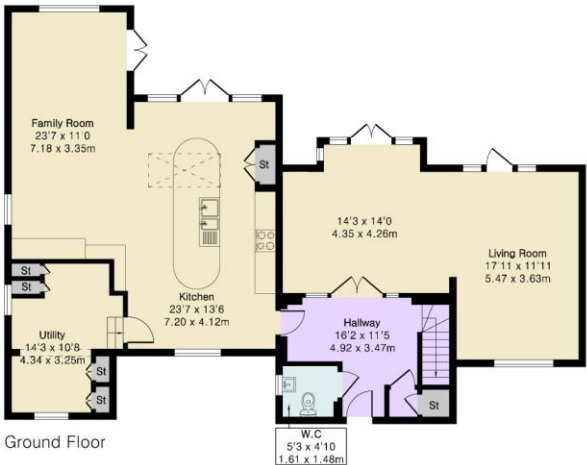
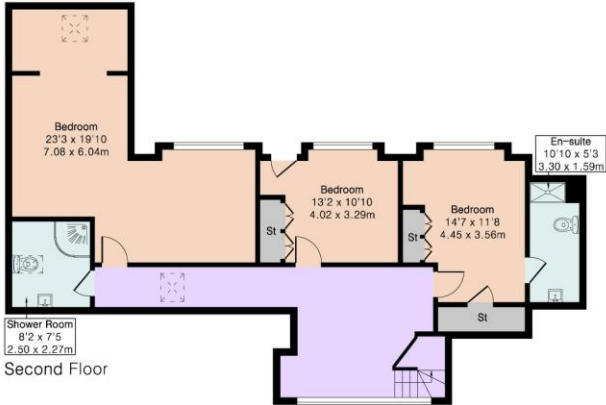


Council Tax: H
Local Authority: Enfield
Tenure: Freehold

Approximate Gross Internal Area 3606 sq ft - 335 sq m
Ground Floor Area 1376 sq ft – 128 sq m
First Floor Area 1156 sq ft – 107 sq m
Second Floor Area 1074 sq ft – 100 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.





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