



Camlet Way
Hadley Wood, Hertfordshire, EN4



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A detached 5 bedroom family residence situated on Camlet Way which is one of Hadley Wood's premier roads. The property is situated within a plot of approximately 0.51 of an acre and has rolling countryside views over the green belt.

As you enter the property the spacious galleried reception hallway has a feature sweeping staircase. The hallway leads to a living with a dual aspect and a feature pictured framed windowed that enhances the view of the greenbelt. There is a further large family room separate dining room and a day room which leads to a fitted kitchen and separate utility room. To complete the ground floor there is also a guest WC/ shower room.

To the first floor there is a galleried landing that leads five bedrooms and a family bathroom and a separate WC. The principle suite has built in cupboards and its own ensuite shower room. Bedroom five also has access to its own shower room.

The rear garden is approximately 171ft in length and has a large patio leading to the formal lawn with mature shrubs, trees and plants to the borders.

To the front of the property there is a sweeping gated driveway which provides parking for numerous vehicles and is approximately 93ft wide and has access to the double garage for 4 cars. The property also has potential to be extended (STPP).

Location: Hadley Wood is within easy commuting distance to central London with Hadley Wood mainline station offering a 30 minute journey time to Moorgate and Kings Cross and with High Barnet underground station (Northern Line) within walking distance and junction 24 of the M25 just a short drive away. Recreational facilities in the area include Old Fold Manor golf course, which is also within walking distance and Hadley Wood golf club and tennis club.

Educational facilities in the area include St Martha's, Stormont, Lochinver, St Johns, Haberdashers Askes for Boys and Haberdashers Askes for Girls, Mill Hill School, Aldenham, Belmont, Dame Alice Owen, Haileybury, Queenswood and Queen Elizabeth Girls and Boys Schools.

























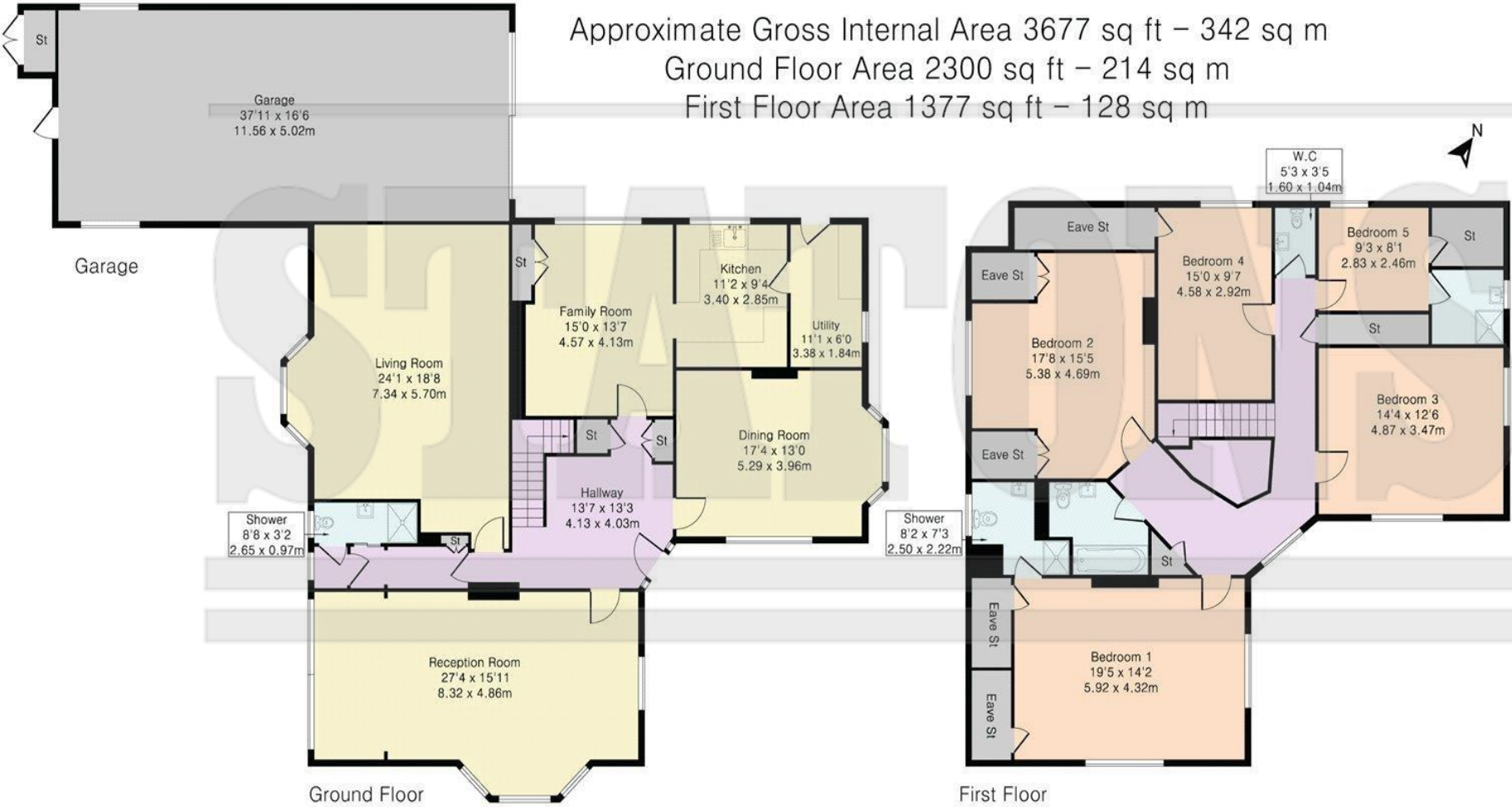




Council Tax: H
 Local Authority: Enfield
 Tenure: Freehold

Approximate Gross Internal Area 3677 sq ft – 342 sq m
 Ground Floor Area 2300 sq ft – 214 sq m
 First Floor Area 1377 sq ft – 128 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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.

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