



HOLFORD
CAMLET WAY,
HADLEY WOOD,
HERTFORDSHIRE

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A characterful detached residence of circa 5605 sq ft with indoor heated swimming pool complex situated behind a walled and gated frontage on the area's premier road

Holford, which has a wonderful reception hall entrance, with high ceilings throughout is beautifully presented and is set in delightful landscaped garden and grounds, with an extensive private gravel drive, which provides ample parking.

On the ground floor, the large reception hall entrance leads onto a triple aspect drawing room with French doors to the terrace and gardens, a well fitted study, powder room/guest cloakroom, double aspect family/tv room, large dining room with French doors to the garden, spacious fitted kitchen with breakfast room within the orangery which opens onto the landscaped gardens, utility room, 2nd cloakroom, 6th bedroom/guest suite/playroom with en suite. The indoor heated swimming pool has swim jets and incorporates a large jacuzzi. Stairs lead down to the basement which is currently used as an indoor gymnasium.

There is a large first floor landing, which leads to the master bedroom with en suite dressing area and bathroom, four further bedrooms, two en suite shower rooms, and a family bathroom. There is a drop ladder to the large 45' loft, which could provide additional rooms, subject to planning permission.

Holford is perfectly located within a short walk to Hadley Wood mainline station (which offers a regular service into Moorgate and Kings Cross with a journey time of approximately 30 minutes), local shops, which include restaurants, a hairdresser, a newsagents and a health club. Cockfosters underground station (Piccadilly Line) is approximately 2 miles away as is junction 24 of the M25, which provides a link to all major motorway links and to all London airports.

Hadley Wood golf course and tennis club are also within walking distance and educational facilities in the area include 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 Elizabeths' Girls and Boys Schools.







GROUND FLOOR

- Reception hall entrance
 - Powder room/guest cloakroom
 - Triple aspect drawing room
 - Study
 - Dining room
 - Family/TV room
 - Fitted kitchen/breakfast room
 - Utility room
 - Second cloakroom
 - Bedroom 6/guest suite/playroom with en suite
 - Indoor heated swimming pool complex
- Basement used as home gymnasium

FIRST FLOOR

- Large landing
 - Master bedroom with en suite dressing room and bathroom
 - Bedroom 2 with en suite shower room
 - Bedroom 3 with en suite shower room
 - Bedroom 4
 - Bedroom 5
 - Family bathroom
- Extensive 45' loft

EXTERIOR

- Extensive landscaped gardens and grounds with an integrated irrigation system
- Large garage
- Private gravel driveway with ample parking

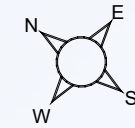
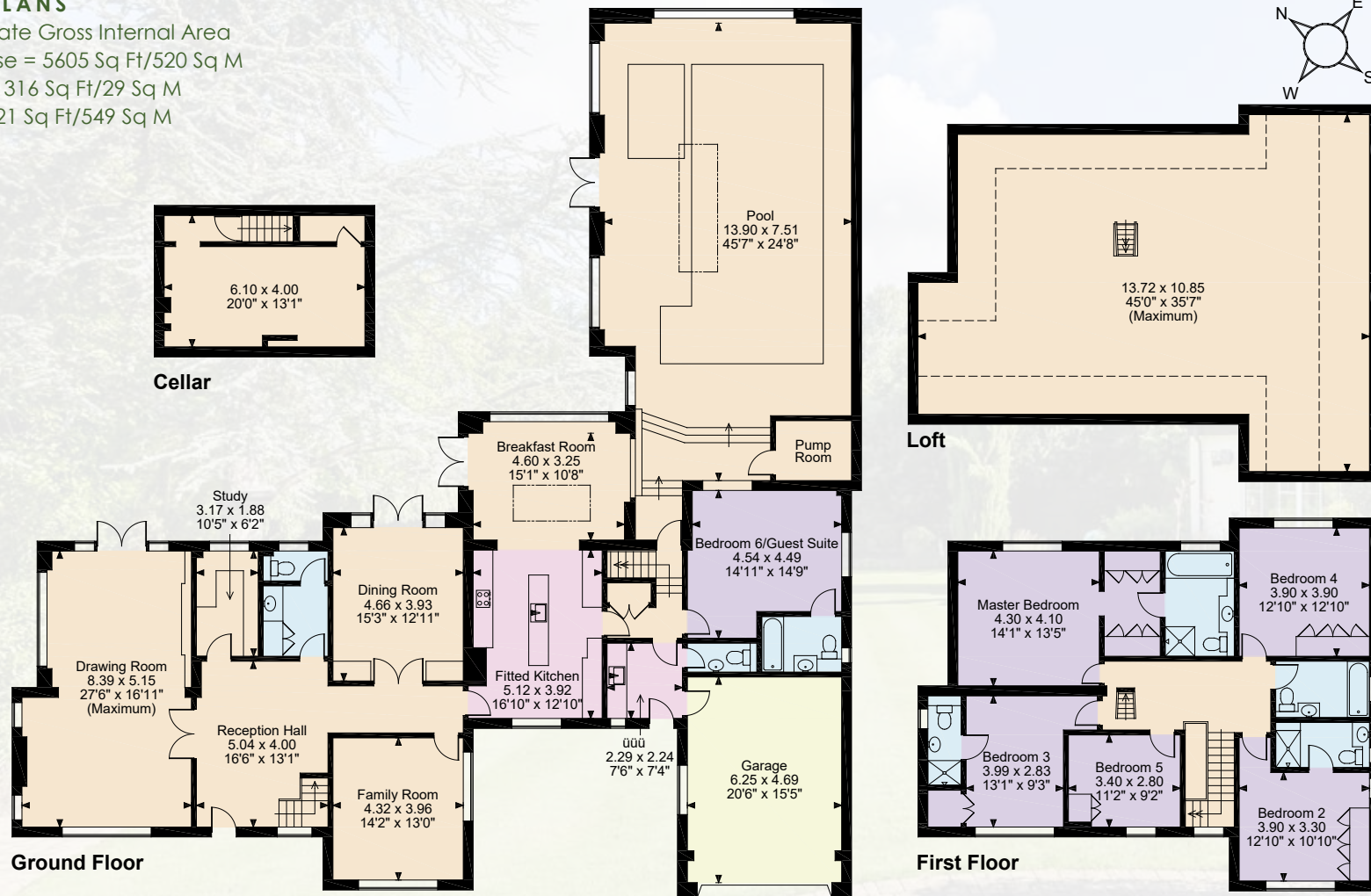
N.B. The property benefits from an B & O hard wired audio and visual system with a projector/home cinema in the pool complex. There are also external CCTV cameras.





FLOORPLANS

Approximate Gross Internal Area
 Main House = 5605 Sq Ft/520 Sq M
 Garage = 316 Sq Ft/29 Sq M
 Total = 5921 Sq Ft/549 Sq M

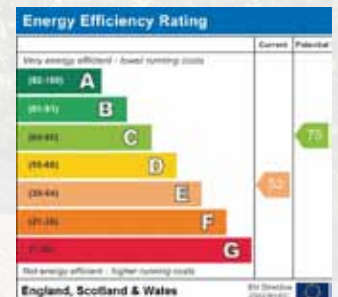


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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