



Bartrams Lane
Hadley Wood, EN4



Bartrams Lane

This beautifully presented 3- or 4-bedroom detached residence occupies a prime position on the highly sought after Bartrams Lane, an exclusive enclave of just four homes. Enjoying delightful views across Hadley Wood playing fields and located within easy reach of Hadley Wood station, the property perfectly balances tranquillity with convenience.

A spacious and welcoming entrance hall sets the tone, offering ample room for a stylish home office or study area. This leads through to a bright, dual aspect lounge and dining room, ideal for both relaxing and entertaining, alongside a contemporary kitchen and breakfast room designed with modern living in mind. The ground floor further benefits from a practical utility and boot room, a cloakroom, and integral access to the garage.

The current owners have thoughtfully refurbished the home to an exceptional standard throughout. Highlights include underfloor heating and a sleek, newly fitted kitchen and breakfast room with elegant granite worktops, complemented by a coordinated utility and boot room.

Upstairs, the first floor offers three generously sized bedrooms and a beautifully finished family bathroom, complete with high quality fittings and stylish porcelain tiling. The Primary suite also has a walk in dressing room which can alternatively be turned back into a fourth bedroom. There is also excellent potential to extend, subject to the usual planning consents.

Externally, the property boasts a mature, south facing garden extending to approximately 70 feet, predominantly laid to lawn, an ideal setting for outdoor entertaining and family enjoyment.

Perfectly positioned, the home is within close proximity to Hadley Wood's local shops, amenities, and mainline station, as well as nearby woodland and a highly regarded primary school. The M25 is also easily accessible, providing excellent transport links.





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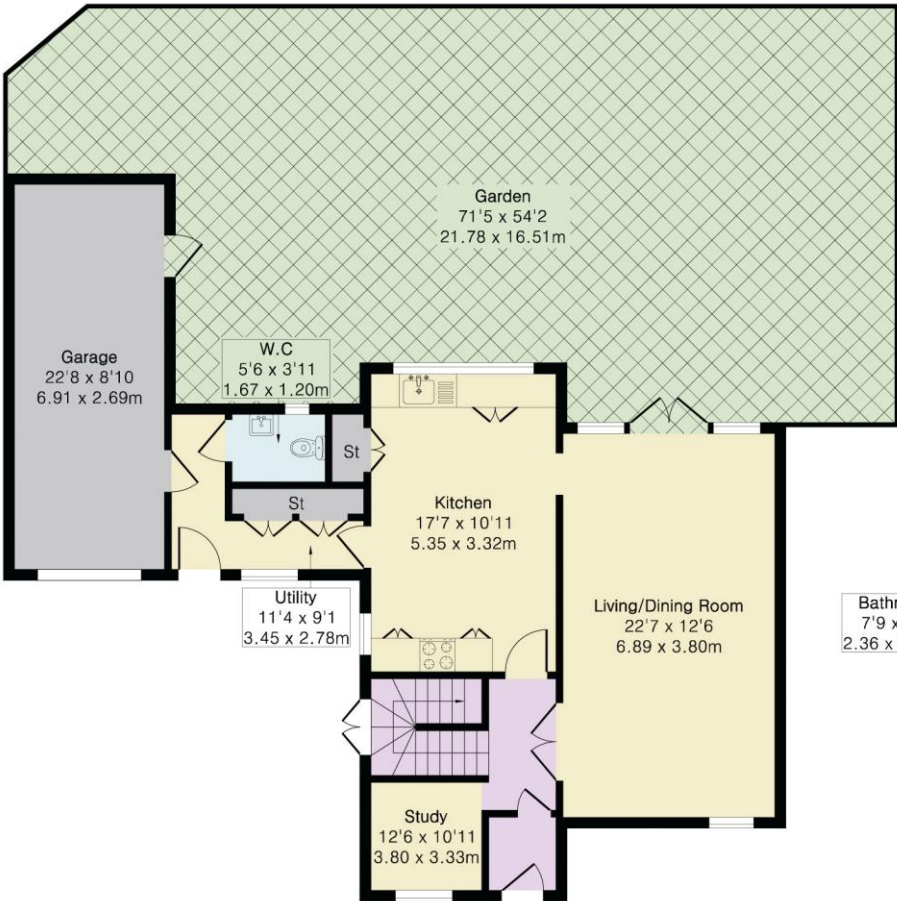
Council Tax: G
Local Authority: Enfield
Tenure: Freehold

Approximate Gross Internal Area 1571 sq ft - 146 sq m
(Including Garage)

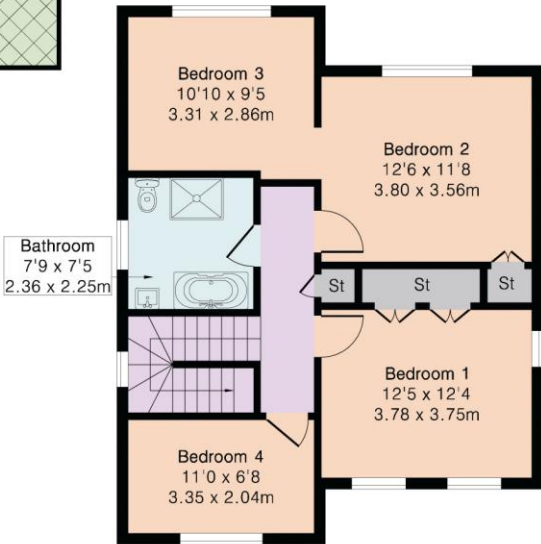
Ground Floor Area 934 sq ft – 87 sq m
First Floor Area 637 sq ft – 59 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



Ground Floor



First Floor



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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HADLEY WOOD

10 Crescent West, Hadley Wood,
EN4 0EJ

Tel: 020 8440 9797

Email: hadley@statons.com

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www.statons.com