

The Coach House, Camlet Way  
Hadley Wood, Hertfordshire, EN4 0NX  
£484 Per week

**STATONS**

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Bedrooms 2 | Bathrooms 2 | Receptions 1





## The Coach House, 82 Camlet Way Hadley Wood, Hertfordshire EN4 0NX



AVAILABLE IMMEDIATELY. A beautiful and exclusive two bedroom Coach House with a prominent frontage situated on Camlet Way. This wonderful home has recently been lovingly updated to combine original character features and charm with contemporary living.

The property is situated on Hadley Wood's premier road, Camlet Way, located a short distance from both the gate onto Hadley Common and Hadley Wood train station with its direct links into central London.

As you enter the property you first notice the grand ceiling heights and original period features which are found throughout the home. There are two bedrooms both with feature fireplaces and newly refurbished contemporary en suites. The master suite is double aspect and has the benefit of a utility room with space for washing machine and tumble dryer( this area could also be easily be used as a walk in wardrobe). The lounge/dining room is also bright and spacious with a period style fireplace, as well as sash windows with some lovely outlooks over the local area. To complete the accommodation there is a fully fitted kitchen with wall and base units and integrated appliances.

The private front garden and terrace with driveway has an expansive frontage of approximately 68ft. There is a large private and secluded Yorkstone terrace with mature shrubs and tree to the borders. The driveway allows for private parking for multiple vehicles and leads to a single garage with an integral door that gives access to a separate courtyard which is ideal for storage.

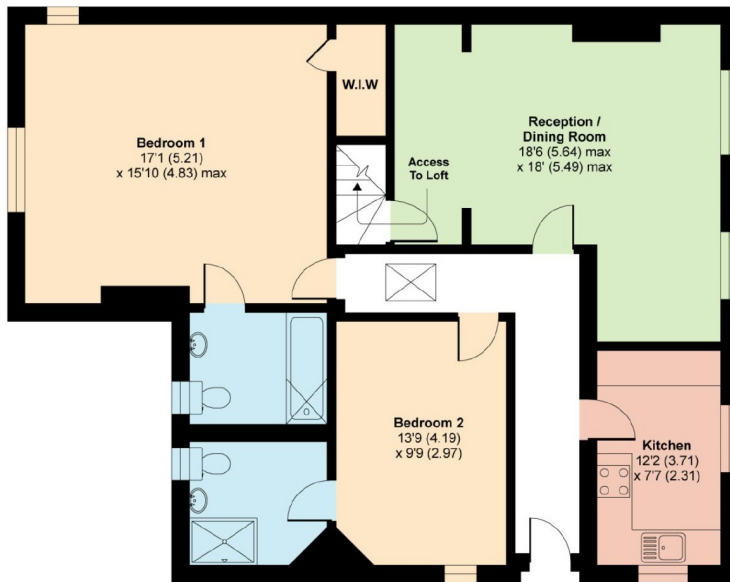
This home has a lease which is in excess of 900+ years and a peppercorn ground rent and the home is being offered on a chain free basis.



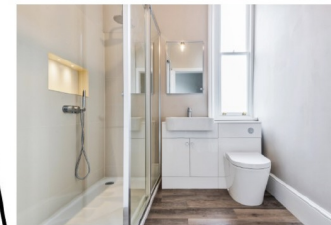


## Camlet Way, Barnet, EN4

APPROX. GROSS INTERNAL FLOOR AREA 1069 SQ FT 99.3 SQ METRES  
GARAGE APPROX. GROSS INTERNAL FLOOR AREA 175 SQ FT 16.3 SQ METRES  
TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1244 SQ FT 115.6 SQ METRES



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Best energy efficient - lower running costs	Current	Potential	Best environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

### 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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