



Imperial Grove  
Hadley Wood, Herts, EN4



# Imperial Grove

East Gate House is a private gated home situated behind two sets of gates on the south side of the prestigious Camlet Way. This fine home was built by Banner Homes in 2014 and for peace of mind is still covered under its original guarantee.

This statement home is 5450 sq ft and is arranged over four floors with flexible family living and leisure facilities. As you enter the home the ground floor accommodation consists of a formal dining room, family room with double doors leading to the kitchen/breakfast room with bi folding doors leading to the rear patio. The kitchen is fitted with a luxurious contemporary range of units along with integrated appliances including two self-cleaning ovens, microwave oven, induction hob and coffee machine. Furthermore, there is a formal sitting room with bi folding doors leading to the rear patio. To complete this floor there is a guest cloakroom.

A feature oak staircase with glass balustrade leads to the lower ground, first and second floors. The lower ground floor has a gym, steam room, cinema room, study fitted with Neville Johnson furniture, bedroom six with en suite, laundry with laundry chute and cloakroom.

To the first floor you will find an impressive master bedroom suite complete with beautifully appointed en suite bath and shower along with two dressing rooms. bedroom two also has an en suite bath and shower, There are two further well-proportioned bedrooms along with a family bathroom to complete this floor.

The second floor has a fabulous 32ft games room, which is versatile and there is a further bedroom with en suite shower room. There is access to storage in the eaves and storage cupboard.

The secluded SOUTH facing garden is mainly laid to lawn and has a mature selection of trees and flowers which sets up a perfect scene for this peaceful family friendly garden along with a paved terrace, perfect for entertaining. There is a generous block paved drive to the front allowing parking for numerous vehicles which leads to a detached double garage.

Location: Situated on the south side of Camlet Way, the property is within easy walking distance of Hadley Wood mainline station (regular services into Moorgate Cockfosters underground station ( Piccadilly Line) is a short drive away, as is junction 24 of the M25 which provides a road link to all major motorways and London's airports. Education is well catered for, and recreational facilities include Hadley Wood's Golf and Tennis Clubs. Local shops include a gym, restaurants, hairdressers and convenience store.



Warning  
Unauthorized access  
prohibited

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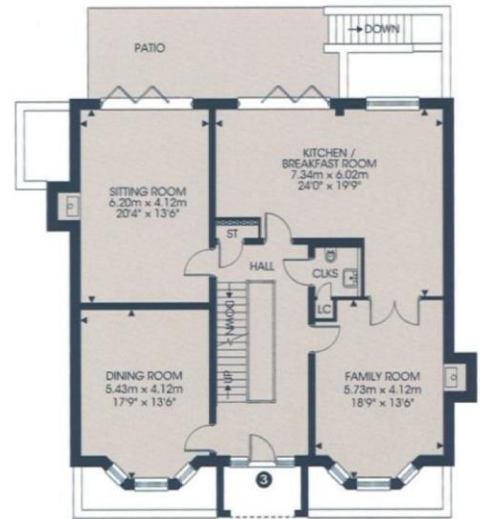


Council Tax - H  
Local Authority – Enfield  
FREEHOLD  
Service Charge - £3,700 per annum

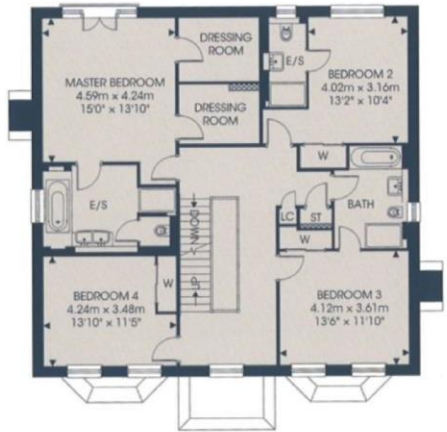
| Energy Efficiency Rating                    |   | Current | Potential               |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs |   |         |                         |
| (92-)                                       | A | 90      | 90                      |
| (81-91)                                     | B |         |                         |
| (69-80)                                     | C |         |                         |
| (55-68)                                     | D |         |                         |
| (39-54)                                     | E |         |                         |
| (21-38)                                     | F |         |                         |
| (1-20)                                      | G |         |                         |
| Not energy efficient - higher running costs |   |         |                         |
| England, Scotland & Wales                   |   |         | EU Directive 2002/91/EC |



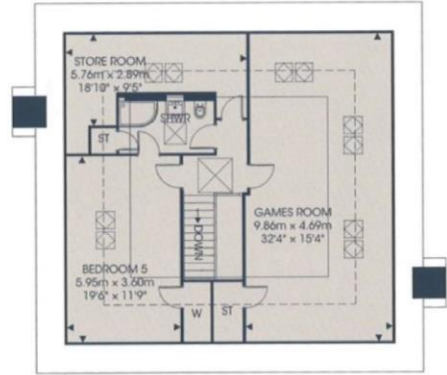
LOWER GROUND FLOOR



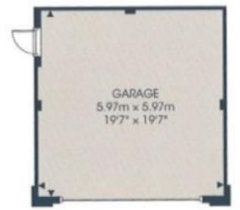
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GARAGE

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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