

OAKHAM
HOUSE
FAIRGREEN
HADLEY WOOD
HERTFORDSHIRE



**OAKHAM HOUSE, 38A FAIRGREEN,
HADLEY WOOD, EN4 0QS**

A fabulous opportunity to acquire a unique beautifully designed five bedroom detached family home, The property was constructed by Shanly Homes in 2009, set at the end of this peaceful turning backing on to Hadley Woods and abutting Hadley Wood Golf Club, located on the edge of the Greenbelt yet still benefitting from the excellent shopping and leisure facilities in nearby Cockfosters.

This is an ideal family home which offers spacious and flexible living accommodation. As you enter the property there is a welcoming large reception hallway that leads to a dual aspect formal lounge with French doors leading to the rear patio. There is a well appointed study to the front aspect. The dining room is accessed from the hallway and has double doors leading to the sitting room. The kitchen/breakfast room has a beautifully fitted kitchen with a range of integrated appliances and direct access to the rear patio. Just off the kitchen there is a utility room.. To complete the ground floor there is a guest cloakroom.

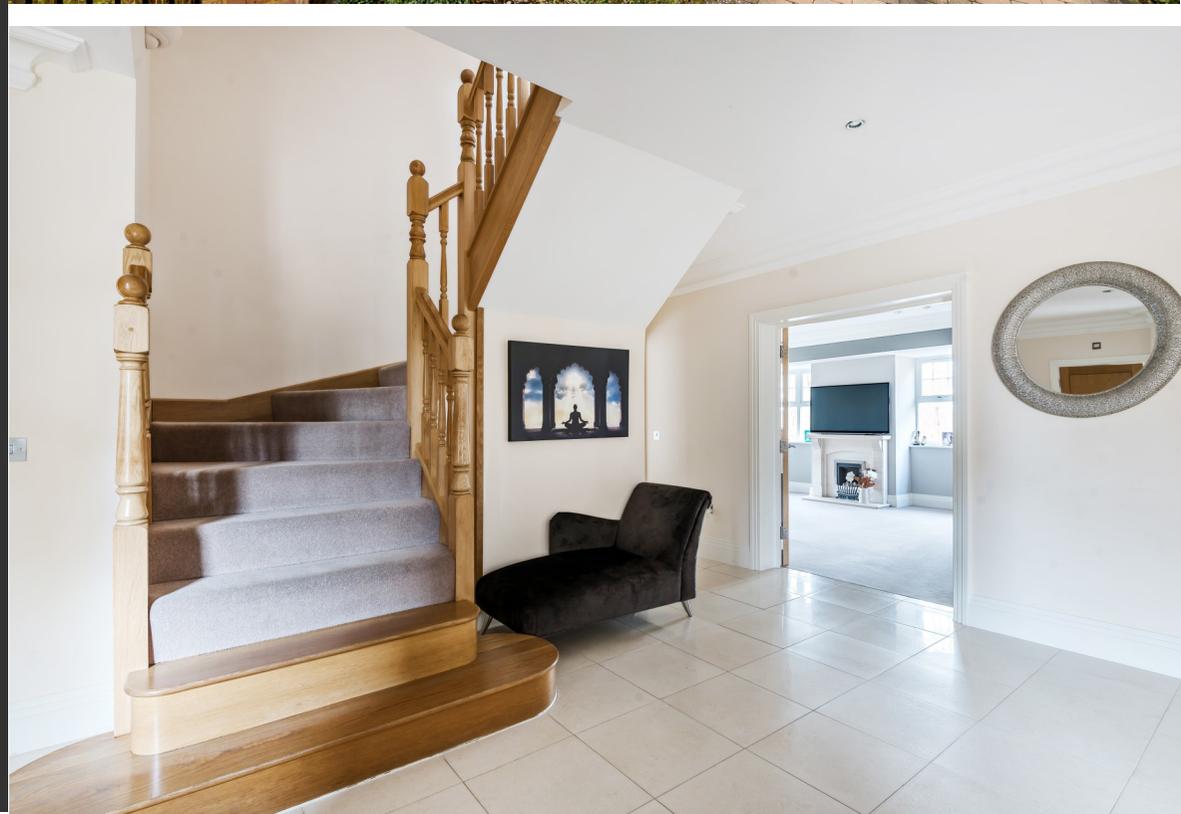
To the first floor there are three bedrooms including the master which has a sumptuous walk in dressing room and beautifully appointed en suite bathroom. Two further double bedrooms have built in wardrobes. Bedroom two has a five piece en suite comprising of double sinks walk in shower and a separate bath. Bedroom three benefits from an en suite shower room.

To the second floor there are two further double bedrooms with bespoke built in wardrobes and a walk in closet. Both bedrooms have direct access to a Jack and Jill bathroom suite.

The rear garden is approximately 170ft in length and has a south west aspect. The garden is mainly laid to lawn with mature trees and has views over Hadley Wood and Hadley wood Golf Club.

To the front of the property there is a gated driveway providing parking for a number of vehicles and has access to a detached triple garage. This home also benefits from planning consent to build a subterranean leisure suite below the garage with direct access to the house. with a further guest annexe above.

Location:- This home offers a perfect balance of village life with cosmopolitan London. Ideally located within a short drive of the M25 allowing easy access to central London via the A1 and M1. Hadley Wood over ground and the Piccadilly Line underground is close at hand, offering services into central London within 40 minutes. London's airports are also easily reached.





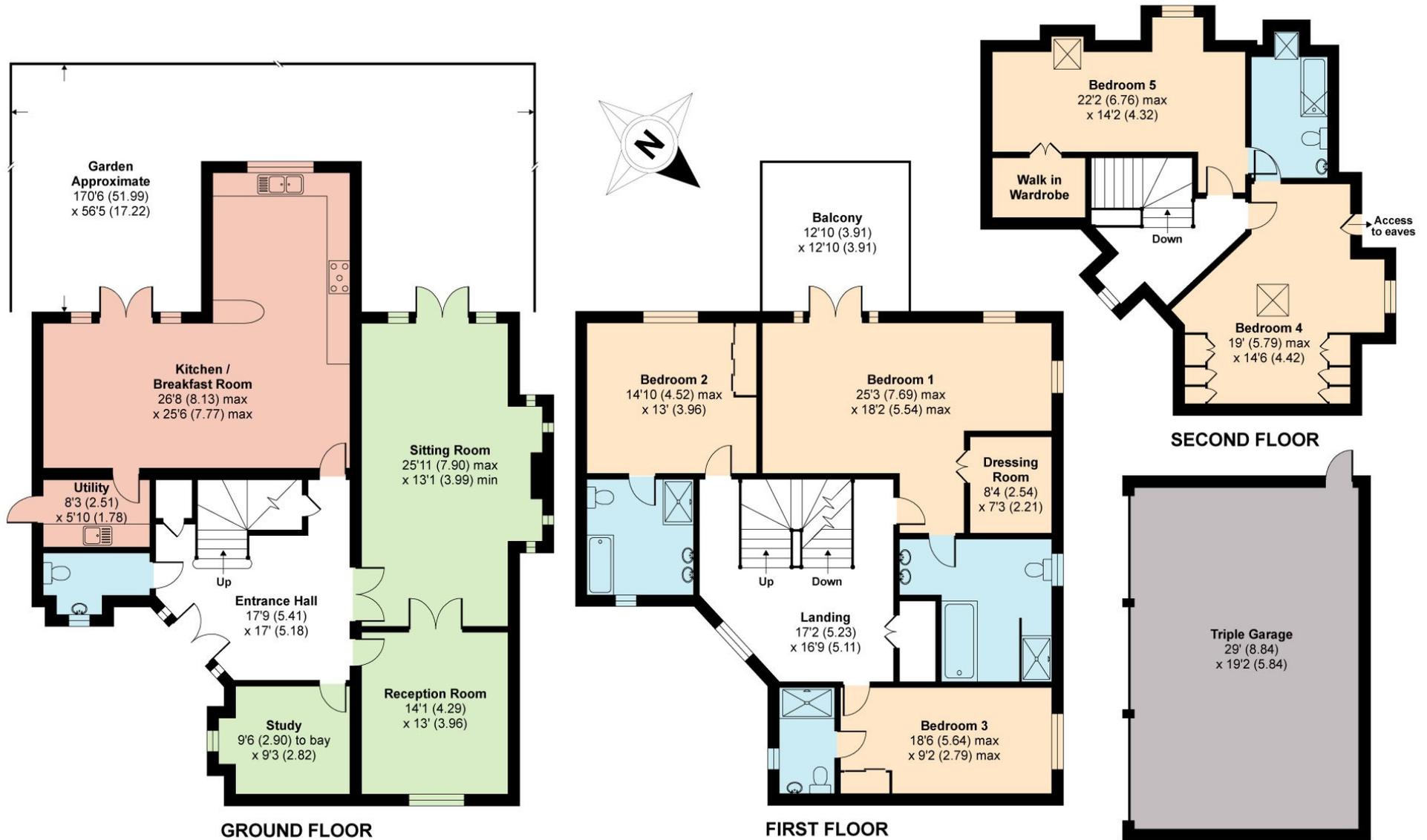






Fairgreen, Barnet, EN4

MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 3724 SQ FT 346 SQ METRES
 GARAGE APPROX. GROSS INTERNAL FLOOR AREA 555 SQ FT 51.6 SQ METRES



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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