

Camlet Way
Hadley Wood, Hertfordshire, EN4 0LJ
£461 Per week

STATONS

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Bedrooms 3 | Bathrooms 1 | Receptions 2





**37 Camlet Way
Hadley Wood, Hertfordshire
EN4 0LJ**



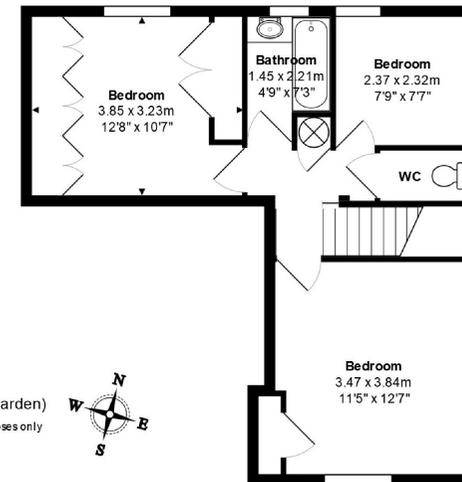
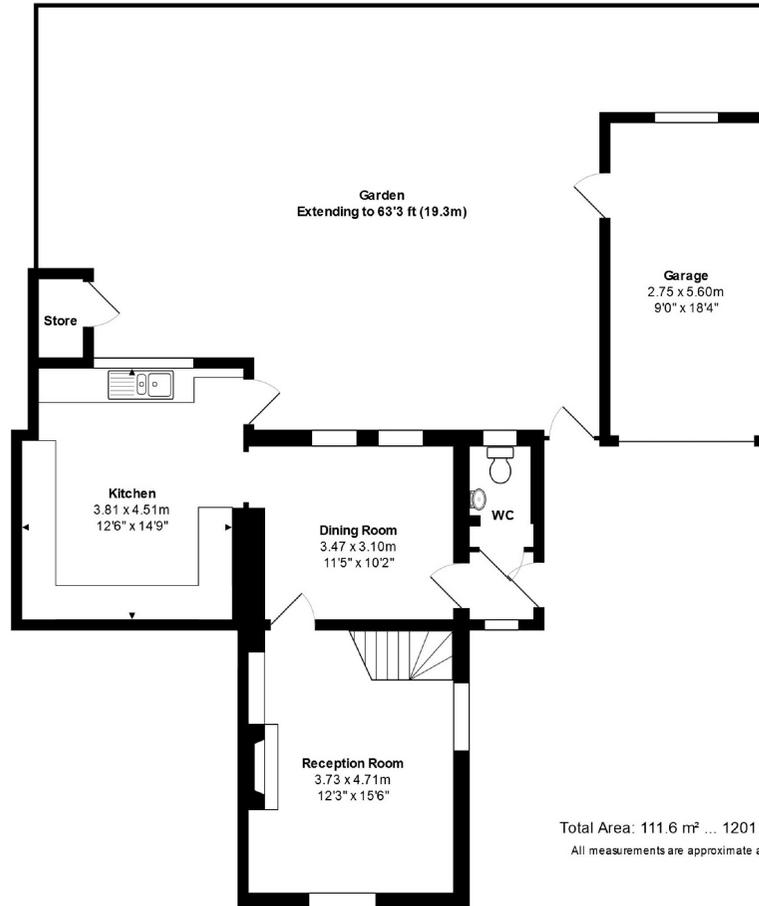
AVAILABLE EARLY JANUARY 2021. A charming and characterful three bedroom semi-detached cottage situated on the areas premier road and offered in good decorative order throughout. The downstairs accommodation comprises a lounge, a dining room, a kitchen/breakfast room and a guest w.c. To the first floor you will find three bedrooms, a family bathroom with a separate w.c.

The delightful rear garden features a private patio leading to the mature rear garden with fence and hedge borders and a storage bunker. The property is offered on a chain free basis.

Approach:- The property is approached via a deep block paved entrance driveway which provides ample off street parking for multiple vehicles and leads to the detached garage and side entrance to the cottage. There is a neatly tended front garden with a picket fence and a gated side access leading to the rear patio and garden.

Location:- The property is situated on Camlet Way within easy walking distance of Hadley Wood mainline station Cockfosters with its Piccadilly Line underground station is a short drive away as is junction 24 of the M25.





Total Area: 111.6 m² ... 1201 ft² (excluding garden)
All measurements are approximate and for display purposes only



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
100-90%	Current	Potential	100-90%	Current	Potential
Not energy efficient - lower rating costs	A		Not environmentally friendly - lower CO ₂ emissions	A	
	B			B	
	C			C	
	D			D	
	E			E	
	F			F	
	G			G	
Not energy efficient - higher rating costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 86 (Current), 48 (Potential)
Environmental Impact (CO₂) Rating: 84 (Current), 40 (Potential)

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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