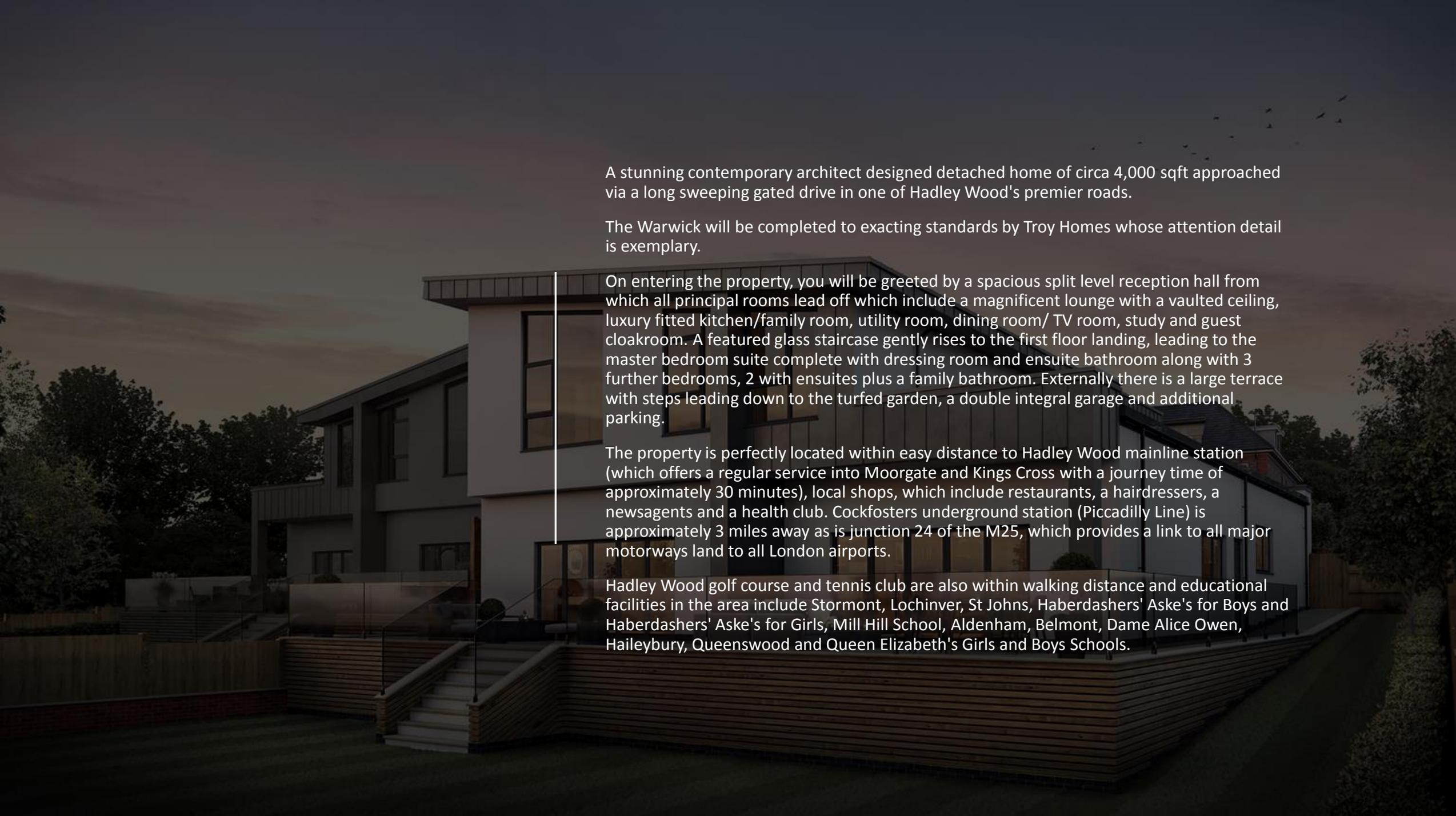




# THE WARWICK

Camlet Way, Hadley Wood EN4 0LH



A stunning contemporary architect designed detached home of circa 4,000 sqft approached via a long sweeping gated drive in one of Hadley Wood's premier roads.

The Warwick will be completed to exacting standards by Troy Homes whose attention detail is exemplary.

On entering the property, you will be greeted by a spacious split level reception hall from which all principal rooms lead off which include a magnificent lounge with a vaulted ceiling, luxury fitted kitchen/family room, utility room, dining room/ TV room, study and guest cloakroom. A featured glass staircase gently rises to the first floor landing, leading to the master bedroom suite complete with dressing room and ensuite bathroom along with 3 further bedrooms, 2 with ensuites plus a family bathroom. Externally there is a large terrace with steps leading down to the turfed garden, a double integral garage and additional parking.

The property is perfectly located within easy distance to Hadley Wood mainline station (which offers a regular service into Moorgate and Kings Cross with a journey time of approximately 30 minutes), local shops, which include restaurants, a hairdressers, a newsagents and a health club. Cockfosters underground station (Piccadilly Line) is approximately 3 miles away as is junction 24 of the M25, which provides a link to all major motorways land to all London airports.

Hadley Wood golf course and tennis club are also within walking distance and educational facilities in the area include Stormont, Lochinver, St Johns, Haberdashers' Aske's for Boys and Haberdashers' Aske's for Girls, Mill Hill School, Aldenham, Belmont, Dame Alice Owen, Haileybury, Queenswood and Queen Elizabeth's Girls and Boys Schools.

# Specification

## Internal

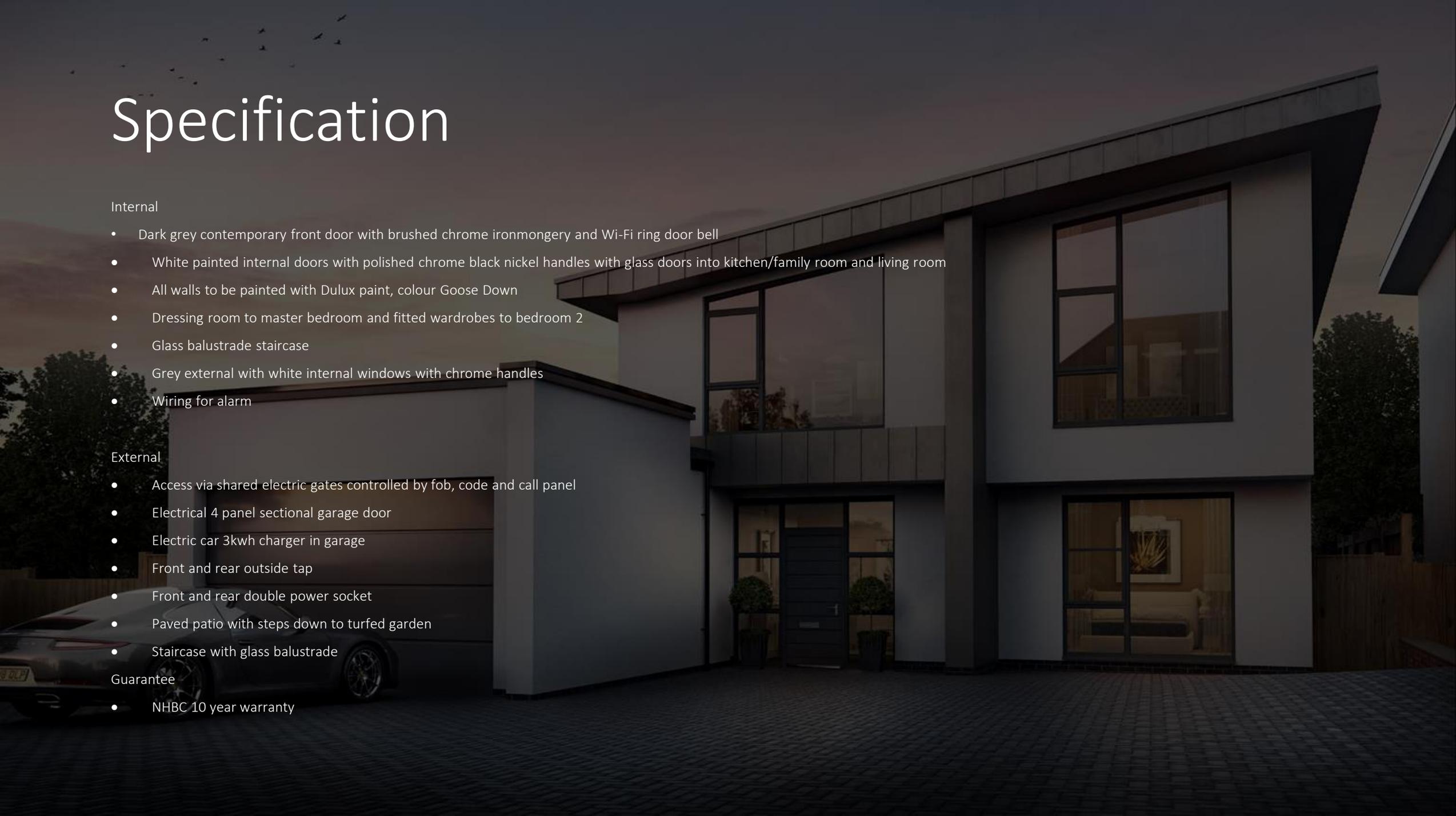
- Dark grey contemporary front door with brushed chrome ironmongery and Wi-Fi ring door bell
- White painted internal doors with polished chrome black nickel handles with glass doors into kitchen/family room and living room
- All walls to be painted with Dulux paint, colour Goose Down
- Dressing room to master bedroom and fitted wardrobes to bedroom 2
- Glass balustrade staircase
- Grey external with white internal windows with chrome handles
- Wiring for alarm

## External

- Access via shared electric gates controlled by fob, code and call panel
- Electrical 4 panel sectional garage door
- Electric car 3kwh charger in garage
- Front and rear outside tap
- Front and rear double power socket
- Paved patio with steps down to turfed garden
- Staircase with glass balustrade

## Guarantee

- NHBC 10 year warranty



## Kitchen

- High quality Kitchen furniture in choice of colours\*
- Quartz worktops and splashback in choice of colours\*
- Tiled flooring in choice of colours throughout kitchen/family room\*
- Siemens appliances including: -
  - Two integrated single multifunction ovens
  - Self-extracting black glass induction hob
  - Integrated combination microwave
  - Plate warmer
  - Integrated larder fridge
  - Integrated larder freezer
  - Integrated wine cooler
- Double bowl under mounted sink
- Quooker flex hot tap
- Waste disposal
- Under cabinet and plinth LED lighting
- Soft close doors and drawers
- Integrated cutlery drawer

## Utility Room

- High quality Kitchen furniture in choice of colours\*
- Quartz worktops and upstands\*
- Siemens appliances including:
  - Freestanding washing machine
  - Freestanding tumble dryer
- Single bowl inset sink and tap
- Tiled flooring in choice of colours\*

## Bathroom & En-suites

- Villeroy & Boch sanitaryware with Hansgrohe taps and rain showers
- Chrome heated towel rails
- Mirrored wall cabinets including shaver sockets with under cabinet PIR lighting
- Villeroy & Boch vanity units
- Full height tiling throughout choice of colours\*
- Choice of wall tiles\*
- Tiled flooring throughout choice of colours\*

## Heating and Electrical

- Zoned gas fired wet underfloor heating system throughout
- LED downlighters
- Black nickel sockets throughout
- TV points in kitchen/family room, living room and all bedrooms
- Satellite dish and TV/SAT distribution system
- Fibre optic Wi-Fi and CAT 6 cabling
- Wiring for media system
- BT points in kitchen/family room, living room, study and master bedroom
- USB sockets kitchen/family room, living room, study and bedrooms

## Hallway

- Tiled flooring throughout in choice of colours\*

\*subject to stage of construction



**HOUSE 1 (Ground Floor)**

**METRIC (mm)**

**IMPERIAL (ft/in)**

LIVING

6823 x 6121

22' 5" x 20' 1"

DINING

5455 x 4621

17' 11" x 15' 2"

KITCHEN / FAMILY ROOM

8254 x 6067

27' 1" x 19' 11"

UTILITY

4351 x 1980

14' 3" x 6' 6"

STUDY

3691 x 3326

12' 1" x 10' 11"

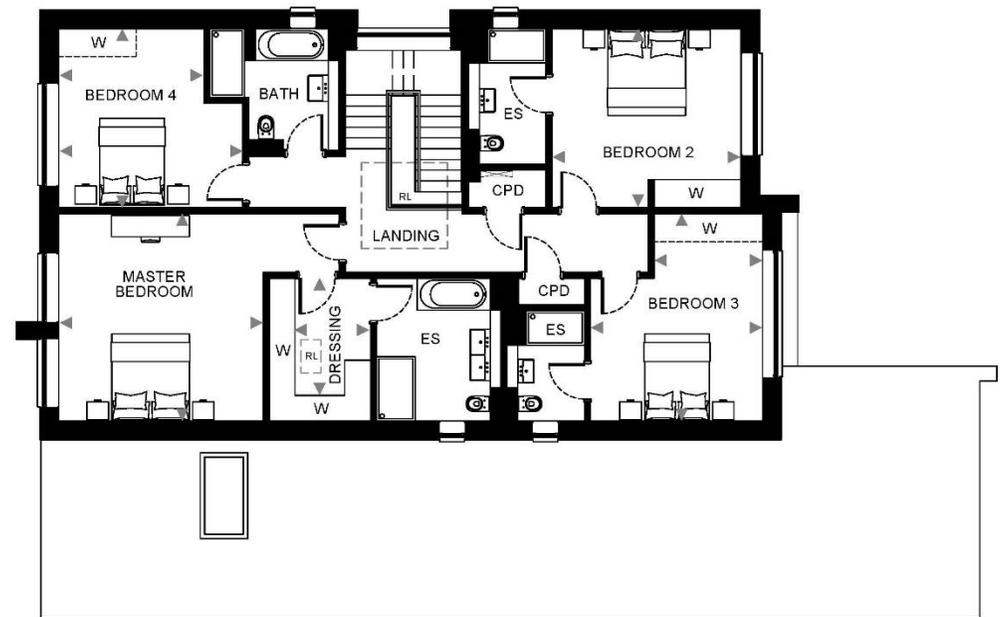


Ground Floor

HOUSE 1 (First Floor)	METRIC (mm)	IMPERIAL (ft/in)
MASTER BEDROOM	4853 x 4756	15' 11" x 15' 7"
DRESSING	2730 x 1750	9' x 5' 9"
BEDROOM 2	4390 x 4172	14' 5" x 13' 8"
BEDROOM 3 narrowing to	4828 x 3997 2513	15' 10" x 13' 1" 8' 3"
BEDROOM 4 narrowing to	4301 x 4172 3400	14' 1" x 13' 8" 11' 2"

GROSS INTERNAL AREA INCLUDING GARAGE 374.43m<sup>2</sup> / 4030ft<sup>2</sup>

GROSS INTERNAL AREA EXCLUDING GARAGE 341.50m<sup>2</sup> / 3676ft<sup>2</sup>



First Floor



\*Site plan and CGIs are indicative and may be subject to change

# STATONS

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1 HADLEY PARADE  
HIGH STREET  
BARNET  
EN5 5SX  
020 8441 9555  
[newhomes@statons.com](mailto:newhomes@statons.com)

