



The Lawns, 109 Camlet Way  
Hadley Wood, EN4 0NJ





# The Lawns

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A unique opportunity to purchase this imposing, double fronted detached character property spanning over 5415 sq. ft in Hadley Wood's Camlet Way within a plot of approx. 4 acres. This fine residence is situated on Hadley Common and is approached via a gated carriage driveway and within the grounds is an outdoor pool and a flood lit tennis court.

Situated at the head of the most prestigious road in Hadley Wood beyond the White Gates on Hadley Common, 'The Lawns' sweeping driveway leads to the magnificent residence with reaching views over the green belt valley towards Wrotham Park.

In the same family ownership for over 30 years, 'The Lawns' offers generous accommodation suitable for a substantial family home, with scope to extend, re-model, or even re-build to the purchasers' own specification subject to the necessary consents being obtained.



## **Summary of Accommodation**

Approached via a gated driveway, 'The Lawns' is an imposing, character, double fronted detached property arranged over three levels. On the ground floor there is a grand reception hallway leads which leads to 3/4 receptions, a large kitchen with picturesque views over the rear formal garden, utility room, pantry and 2 guest cloakrooms. On the first floor; 4 Double bedrooms and a family bathroom. The principal suite along with another bedroom also has the added benefit of ensuites.

The second floor offers flexibility and is currently arranged as a 5th bedroom suite and a snooker room which holds a full-size table with a further shower room and sauna.

The front and rears gardens are manicured with an array of mature plants shrubs and trees along with plenty of iconic features including a Japanese dry garden, water features, Koi Pond and out leisure facilities including the outdoor heated pool and Tennis Court. Beyond the tennis court there is a post and rail fence which leads to the paddock.



## **Location**

The property is within easy reach of the shopping and transport facilities of Barnet. Hadley Wood mainline station (regular services into Moorgate with a journey time of approx. 30 minutes). 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.

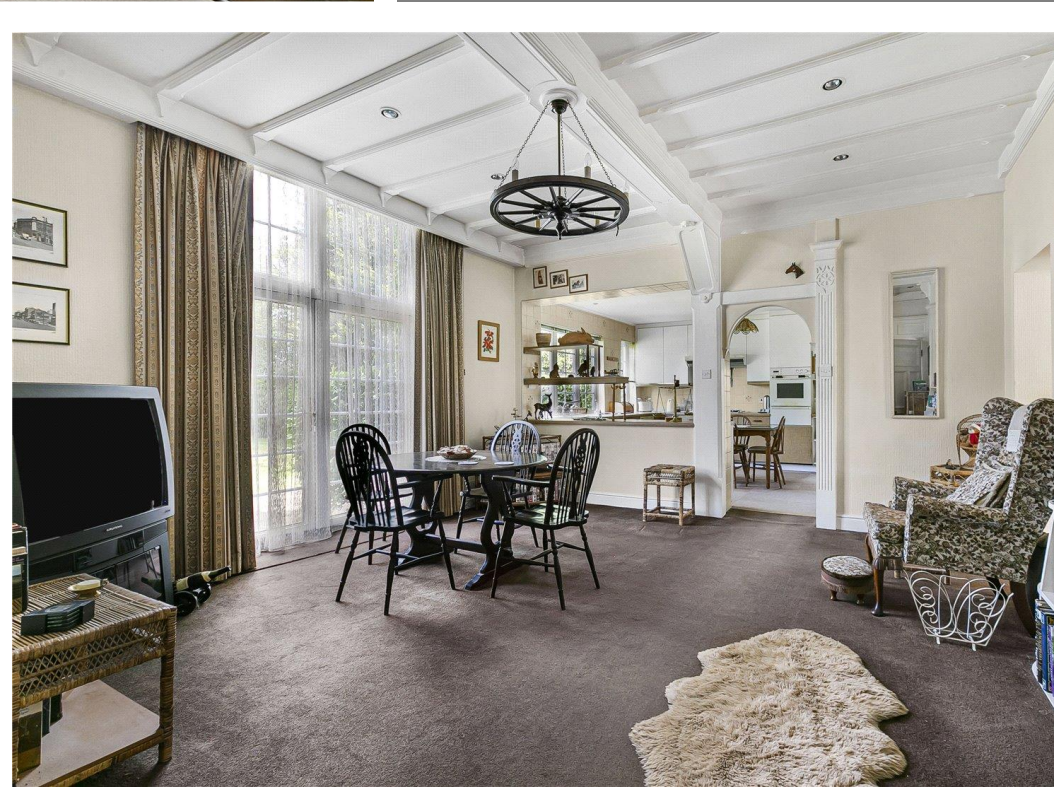
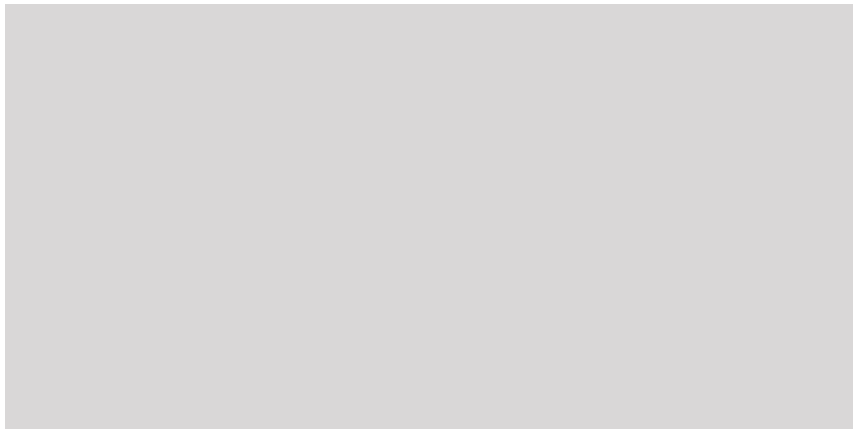




























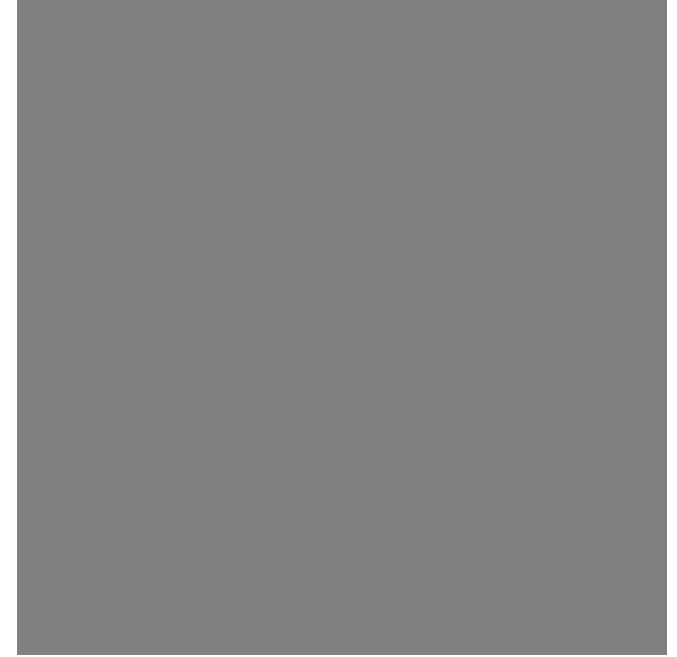


















Local Authority: Barnet  
 Council Tax Band: H  
 Tenure: Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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STATONS  
HADLEY WOOD

10 Crescent West, Hadley Wood, EN4 0EJ

Tel: 0208 440 9797

Email: [hadley.office@statons.com](mailto:hadley.office@statons.com)

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[www.statons.com](http://www.statons.com)