



Bartrams Lane  
Hadley Wood, EN4



# Bartrams Lane

Tucked away within the highly sought-after Bartrams Lane, this charming detached family home occupies an exclusive setting of just four houses and enjoys picturesque views across Hadley Wood playing fields. This is a rare opportunity to acquire a home in such a peaceful yet well-connected location.

The property is welcomed via a spacious entrance hall leading to a well-appointed kitchen, which links seamlessly to the utility room and provides integral access to the garage. The ground floor further comprises two well-proportioned bedrooms together with a separate study, offering excellent flexibility for family living, guest accommodation, or home working.

To complete the ground floor there is also a guest WC / shower room. The property may also offer scope for reconfiguration into a four bedroom family home, subject to the necessary planning consents, building regulations, and approvals.

Occupying the first floor is a bright and spacious main lounge, perfectly positioned to take advantage of the lovely outlook, along with the principal bedroom suite and a family bathroom.

Externally, the home benefits from a mature south facing rear garden extending to approximately 70 ft, mainly laid to lawn and offering a wonderful setting for outdoor enjoyment and entertaining.

Ideally positioned close to Hadley Wood's local shops, amenities, mainline station, nearby woodland, and highly regarded schools, the property combines a quiet no-through road setting with excellent connectivity.

Perfect for families and City commuters alike, this property is ideally located on a quiet no-through road close to Hadley Wood's local shops, amenities, woodland, and highly regarded schools. It offers the best of both worlds: a peaceful setting with excellent connectivity, including easy access to the M25 and a short walk to Hadley Wood station for a direct, 30 minute train link into Moorgate.





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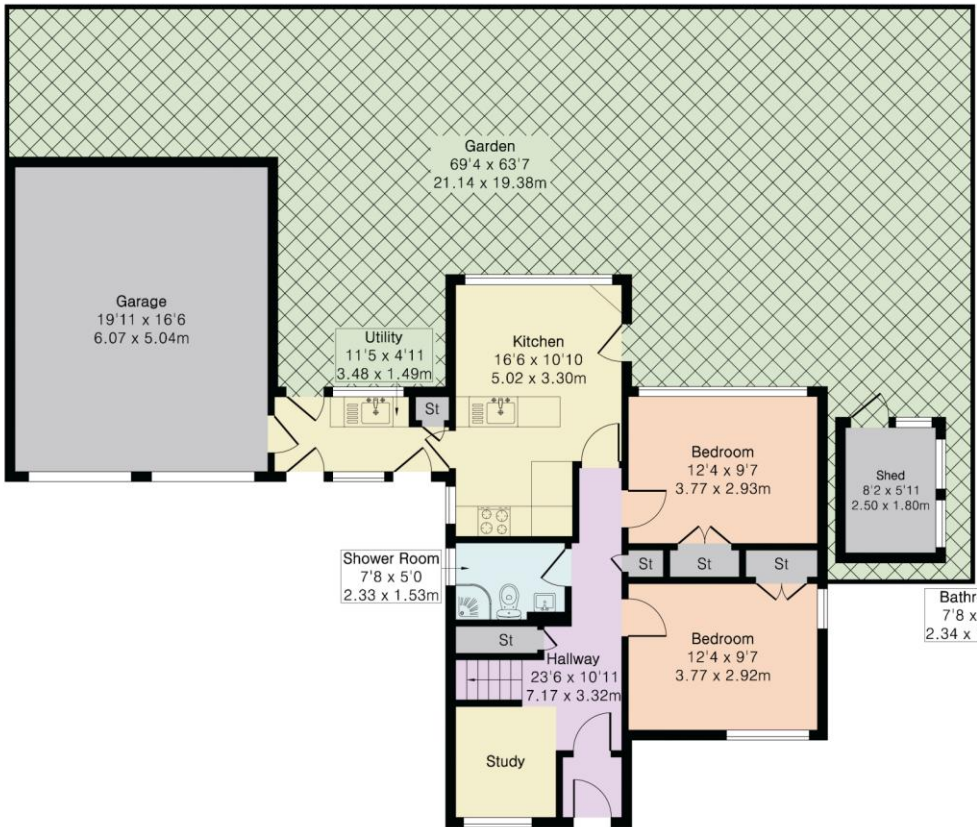
Council Tax: G  
 Local Authority: Enfield  
 Tenure: Freehold

**Approximate Gross Internal Area 1705 sq ft - 158 sq m  
 (Including Garage & Excluding Outbuilding)**

Ground Floor Area 1047 sq ft – 97 sq m  
 First Floor Area 658 sq ft – 61 sq m  
 Outbuilding Area 48 sq ft – 5 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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