



Claremont Road  
Hadley Wood, EN4







# Claremont Road

An Exceptional Opportunity in Hadley Wood

An opportunity to acquire this substantial five-bedroom detached family home situated in one of Hadley Wood's most prestigious and sought-after locations.

Offering 2,249 sq ft of versatile living accommodation, this impressive property is brimming with potential and presents an ideal canvas for those wishing to create their perfect family home (subject to planning permission).

**Ground Floor:** The property is approached via a private driveway providing ample off-street parking and access to an integral garage. A spacious entrance hall welcomes you into the home, with a guest cloakroom for convenience.

The ground floor offers an excellent balance of formal and family living space. The extensive open-plan reception and dining area enjoys large windows and patio doors, flooding the room with natural light and providing direct access to the rear garden.

The kitchen breakfast room is well-proportioned and leads through to a separate utility room, offering practical storage and direct access outdoors, perfect for busy family life.

**First Floor:** Upstairs, a bright and airy landing gives access to five generously sized bedrooms. The principal bedroom benefits from an en suite shower room, while the remaining bedrooms are all well-proportioned, offering flexibility for use as children's rooms, guest rooms, or home offices. A family bathroom completes the first-floor accommodation.

**Exterior:** To the rear, the property boasts a secluded mature garden with established planting, a patio area ideal for al fresco dining, and ample lawn space for children to play or for landscaping enthusiasts to enjoy. The garden's privacy makes it a wonderful retreat for both family gatherings and quiet relaxation.

**Location:** The property is perfectly located for families, commuters, and those seeking a vibrant community with green surroundings.

**Transport:** Less than a 10-minute walk to Hadley Wood Station with direct services into central London. Two London Underground stations (Cockfosters & High Barnet) are also within easy reach, along with the M25 and London airports.

**Education:** Within walking distance to Hadley Wood Primary School and several nurseries, with a range of outstanding private and state schools nearby.

**Lifestyle:** Close to Hadley Wood Golf & Tennis Club, woodland walks, parks, and local shops. The area offers a balance of tranquil suburban living with fast access to the capital.





**STATONS**





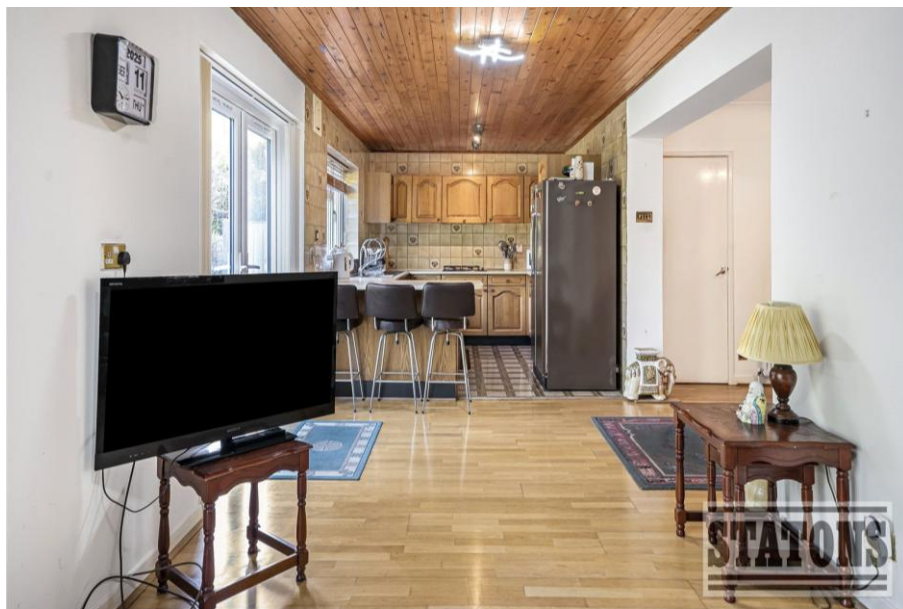
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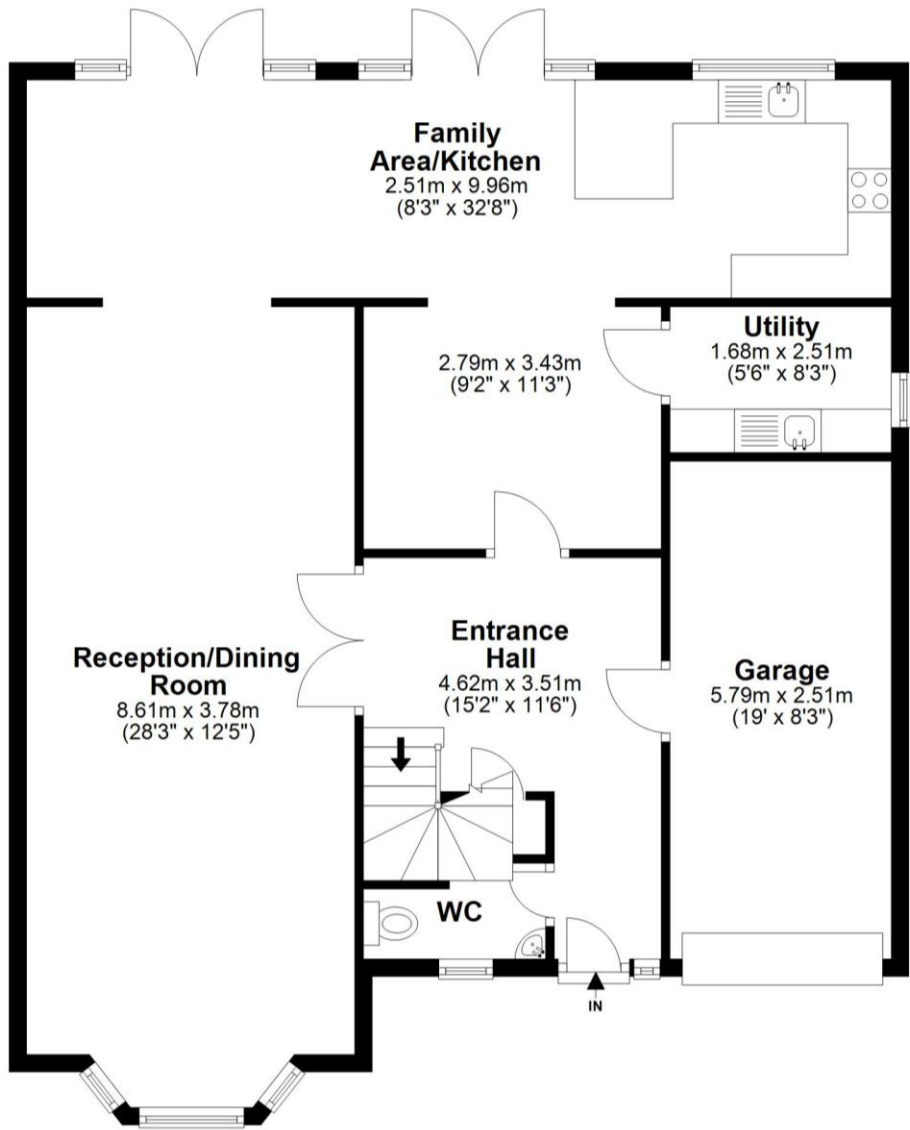




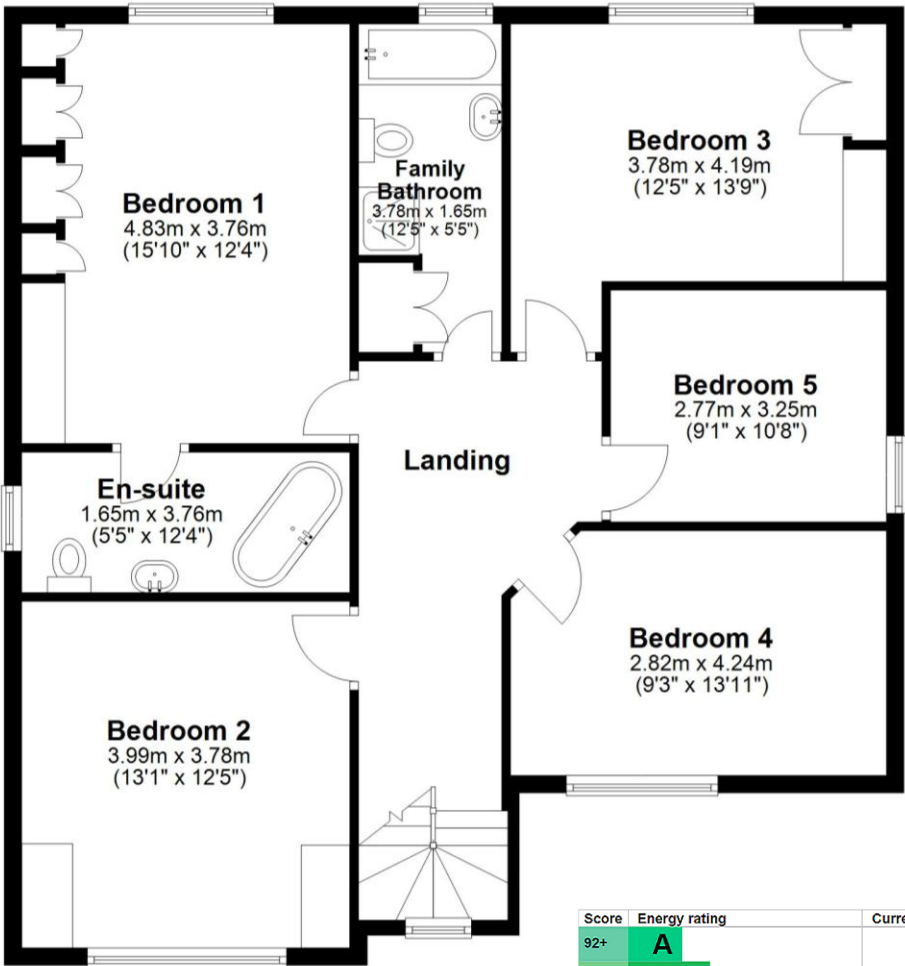
**STATONS**



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		





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