



Burwood Place, Hadley Wood, EN4 0NB
£3,295,000 Freehold Council Tax Band H

REAL ESTATES
Est.1981

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A stunning Georgian style detached residence set in a private gated development of only 3 homes positioned directly off Camlet Way with a southerly aspect. The flexible family living and leisure facilities include an annex/office, spa swimming pool and gym/studio. Originally constructed by renowned developers Octagon and has recently been thoughtfully remodelled and extended.

A welcoming reception hallway with wooden herringbone floor continues into the open-plan super room. The kitchen is fitted with a luxurious contemporary range of units along with integrated appliances, and a hidden pantry/utility room with door to the garden. The lounge/dining area lends itself too elegant entertaining. Glazed doors lead into a reception room with doors to the rear garden. A TV room, study and guest cloakroom complete the ground floor.

The 1st floor boasts a master bedroom suite with dressing room and en-suite bathroom, 3 further double bedrooms (one with an en-suite bathroom) and a family bathroom. A further staircase leads to the 2nd floor offering 2 double bedrooms/games room, a family bathroom and loft storage areas.

The secluded wrap around rear garden is south facing with a large terrace and a Spa style swimming pool. There is a generous block paved driveway providing parking for numerous vehicles, as well as a detached double garage with a self-contained annex/office above. To the rear of the garage there is a Gym/Studio.





**Approximate Gross Internal Area 3971 sq ft - 369 sq m
(Excluding Garage & Gym/Studio)**

Ground Floor Area 1739 sq ft - 162 sq m
 First Floor Area 1478 sq ft - 137 sq m
 Second Floor Area 754 sq ft - 70 sq m
 Garage Ground Floor Area 405 sq ft - 38 sq m
 Garage First Floor Area 405 sq ft - 38 sq m
 Gym/Studio Area 228 sq ft - 21 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100 kWh/m ² per year		
B	81-91 kWh/m ² per year		
C	69-80 kWh/m ² per year		
D	55-68 kWh/m ² per year	63	73
E	39-54 kWh/m ² per year		
F	21-38 kWh/m ² per year		
G	1-20 kWh/m ² per year		
Not energy efficient - higher running costs			
EU Directive			

