



Camlet Way

Hadley Wood, Barnet, EN4 0NL

Guide Price £3,000,000



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An imposing detached five-bedroom family residence occupying a magnificent plot of approximately 0.51 acres on the prestigious Camlet Way, one of Hadley Wood's most sought-after locations. This exceptional home enjoys far-reaching panoramic views across the surrounding green belt countryside and offers substantial scope for extension or redevelopment, subject to the necessary planning consents.

An impressive galleried reception hall features a sweeping staircase and leads to generous accommodation throughout. The principal reception room is beautifully arranged with a dual aspect and a striking picture-frame window designed to maximise the incredible green belt views. Further ground floor accommodation includes a substantial family room, formal dining room and an additional day room opening onto the fitted kitchen, equipped with a separate utility room, and a guest cloakroom with shower facilities.

The first floor spacious galleried landing leads to five generously sized bedrooms, a family bathroom and separate WC. The bedroom suite benefits from fitted wardrobes and a private en suite shower room, whilst bedroom three also enjoys access to its own newly refurbished shower room.

The beautifully maintained rear garden extends to approximately 171ft and provides a wonderful sense of privacy and tranquillity. A large terrace leads onto an expansive lawn bordered by mature planting.

An extensive front approach provides a gated carriage driveway with parking for numerous vehicles and gives access to a substantial double garage with space for up to four cars.

Perfectly positioned and ideal for the commuter with Hadley Wood mainline a nearby walk and offers direct access to London Kings Cross and Moorgate.

The area is also known for its excellent schools.

EPC : E
ENFIELD COUNCIL TAX BAND : H
TENURE : Freehold





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GROUND FLOOR

Entrance Hall

14'6 x 17'2 (4.42m x 5.23m)

Dining Room

13'0 x 17'4 (3.96m x 5.28m)

Reception Room

18'11 x 26'8 (5.77m x 8.13m)

Lobby

Guest Shower Room

Living Room

24'1 x 18'7 (7.34m x 5.66m)

Family Room

14'9 x 12'0 (4.50m x 3.66m)

Kitchen

10'10 x 9'3 (3.30m x 2.82m)

Utility

10'10 x 5'10 (3.30m x 1.78m)

GARAGE

16'9 x 38'11 (5.11m x 11.86m)

FIRST FLOOR

Landing

Bedroom One

14'1 x 19'7 (4.29m x 5.97m)

En-Suite

Bedroom Two

17'7 x 15'3 (5.36m x 4.65m)

Family Bathroom

7'1 x 8'5 (2.16m x 2.57m)

Bedroom Three

12'10 x 15'9 (3.91m x 4.80m)

En-Suite

5'8 x 5'8 (1.73m x 1.73m)

Bedroom Five

7'11 x 9'5 (2.41m x 2.87m)

Storage Cupboards

WC

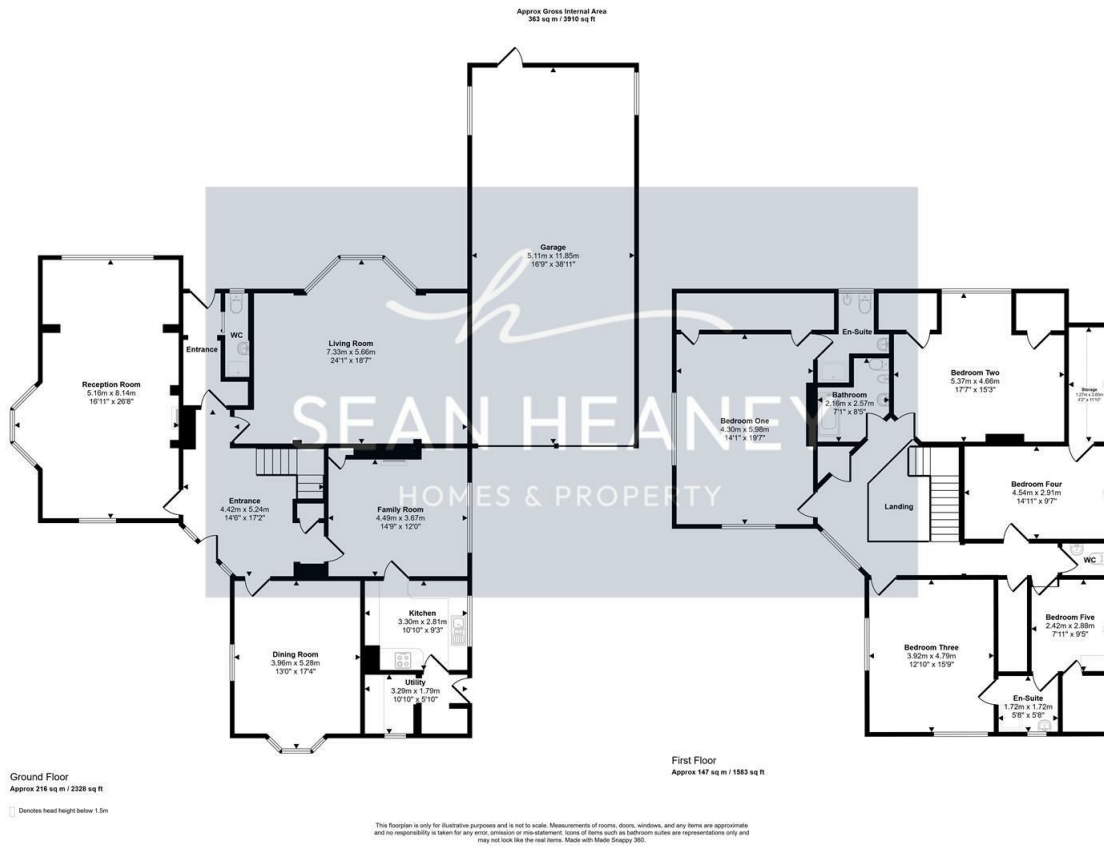
Bedroom Four

14'11 x 9'7 (4.55m x 2.92m)

Eave Storage

4'2 x 11'10 (1.27m x 3.61m)

Floor Plan



Viewing

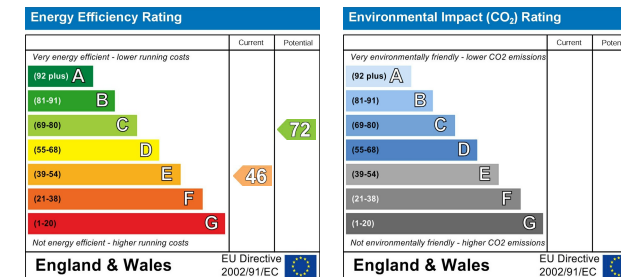
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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Area Map



Energy Efficiency Graph



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