



83 Camlet Way, Hadley Wood

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83 Camlet Way Hadley Wood Hertfordshire EN4 0NL

A beautifully appointed Grade II family home in a sought-after residential area.

Hadley Wood station (Great Northern) 0.25 miles (34 mins into Moorgate), High Barnet underground station (Northern Line) 1.1 miles, Cockfosters underground station (Piccadilly Line) 1.6 miles, M25 (Jct 24) 2.4 miles, Airports - Luton 24 miles, Stansted 30 miles, Heathrow 34 miles.

Reception hall | Reception room
Study | Kitchen/family room
Cloakroom | 3 Bedrooms | Family bathroom | Garage | Garden

The property

This handsome three-bedroom link detached Grade II listed home sits in a highly sought-after position on Hadley Wood's premier road, with stunning views over green belt at the rear. The property features attractive elevations of brick, tile and timber and masonry gable ends, while inside there is understated, elegant styling and high-quality modern fittings throughout.

The reception hall provides a splendid welcome, with its feature stone

fireplace and turned staircase leading to the first-floor accommodation. The main ground floor reception room measures 27ft and features a triple aspect, welcoming plenty of natural light. It is divided into a sitting area and a dining area, with ornate cornice ceilings, and Amtico parquet style flooring that continues throughout the ground floor. There is a useful home study and a well-equipped kitchen with shaker-style units by Smallbone and integrated appliances, as well as a skylight overhead and French doors to the rear garden. Adjoining the kitchen in an open-plan layout is the family area with French doors also opening onto the rear garden. Both kitchen and family area benefit from underfloor heating.

Upstairs there are three comfortable double bedrooms, two of which have built-in storage. There is also a four piece family bathroom including a separate walk-in shower, heated towel rail and underfloor heating.

Outside

At the front of the property there is a well-presented garden with a variety of shrubs and wisteria climbing the front of the house with flood lighting. There is parking on the forecourt at the front together with a single garage that provides access to the rear garden.

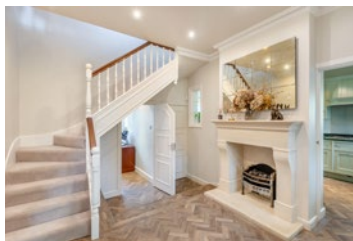




At the rear, the garden includes a patio area for al fresco dining and a well-maintained lawn with established border shrubs and garden lighting.

Location

The property is in the sought-after community of Hadley Wood, just outside Barnet and on the edge of rolling Hertfordshire countryside. Barnet town centre is just over a mile away, with its wealth of amenities including The Spires shopping centre and High Street, which has a choice of shops including Waterstones and Waitrose. There are plenty of good schools in the local area, with the outstanding-rated Monken Hadley CofE Primary School, Queen Elizabeth's girls' and boys' schools, including the independent Mount House School. Local leisure facilities include Hadley Wood and Old Fold Manor golf clubs, tennis court and gym. There are numerous pubs and restaurants in Barnet and Cockfosters.



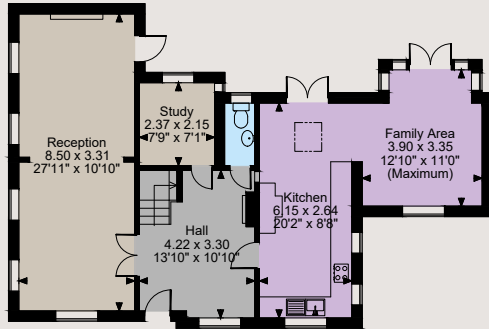
Floorplans

Main House internal area 1,404 sq ft (130 sq m)

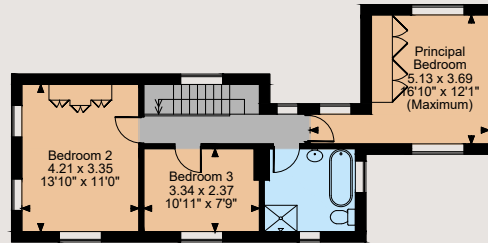
Garage internal area 133 sq ft (12 sq m)

Total internal area 1,537 sq ft (143 sq m)

For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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General

Local Authority: London Borough of Enfield

Services: Mains electricity, gas, water and drainage. Central heating.

Council Tax: Band G

EPC Rating: D

Tenure: Freehold

Guide Price: £1,375,000

Cuffley

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