



# Imperial Grove

Hadley Wood, Hertfordshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## East Gate House is a private gated home situated behind two sets of gates on the south side of the prestigious Camlet Way.

This fine statement home was built by Banner Homes in 2014, it offers 5,450 sq. ft arranged over four floors with flexible family living and leisure facilities.



**6 RECEPTION ROOMS**



**6 BEDROOMS**



**6 BATHROOMS**



**DOUBLE GARAGE**



**GARDEN**



**FREEHOLD**



**RURAL/  
VILLAGE**



**5450 SQ FT**



**GUIDE PRICE  
£3,500,000**



### The property

As you enter the home the ground floor accommodation consists of a formal dining room, family room with double doors leading to the kitchen/ breakfast room with bi folding doors leading to the rear patio. The kitchen is fitted with a luxurious contemporary range of units along with integrated appliances including two self-cleaning ovens, microwave oven, induction hob and coffee machine. Furthermore, there is a formal sitting room with bi folding doors leading to the rear patio. To complete this floor there is a guest cloakroom.

A feature oak staircase with glass balustrade leads to the lower ground, first and second floors. The lower ground floor has a gym, steam room, cinema room, study fitted with Neville Johnson furniture, bedroom six with en suite, laundry with laundry chute and cloakroom.

To the first floor, there is an impressive principal bedroom suite complete with beautifully appointed en suite bath and shower along with two dressing rooms.

Bedroom two also has an en suite bath and shower, There are two further well-proportioned bedrooms along with a family bathroom to complete this floor.

The second floor has a fabulous 32ft games room, which is versatile and there is a further bedroom with en suite shower room. There is access to storage in the eaves and storage cupboard.

### Outside

The secluded south facing garden is mainly laid to lawn and has a mature selection of trees and flowers which sets up a perfect scene for this peaceful family friendly garden along with a paved terrace, perfect for entertaining. There is a generous block paved drive to the front allowing parking for numerous vehicles which leads to a detached double garage.





## Location

Situated on the south side of Camlet Way, the property is within striking distance of Hadley Wood mainline station (regular services into Moorgate Cockfosters underground station ( Piccadilly Line) is a short drive away, as is junction 24 of the M25 which provides a road link to all major motorways and London's airports. Education is well catered for, and recreational facilities include Hadley Wood's Golf and Tennis Clubs. Local shops include a gym, restaurants, hairdressers and convenience store.

## Distances

- Hadley Wood Station 0.4 Miles
- High Barnet Station 1.1 miles
- Junction 24 of the M25 4.1 miles
- Central London 18 miles

## Nearby Stations

- Hadley Wood 0.4 miles
- High Barnet Underground 1.1 miles
- New Barnet 1.2 miles

## Key Locations

- Covert Way Nature Reserve 0.8 miles
- Hadley Green & Hadley Common 1 mile
- Hadley Wood Golf Course 0.9 miles

## Nearby Schools

- Mount House School 0.3 miles
- Monken Hadley CofE Primary 0.4 miles
- Hadley Wood Primary School 0.6 miles





Approximate Gross Internal Area 5779 sq ft – 537 sq m  
 Lower Ground Floor Area 1379 sq ft – 128 sq m  
 Ground Floor Area 1475 sq ft – 137 sq m  
 First Floor Area 1423 sq ft – 132 sq m  
 Second Floor Area 1118 sq ft – 104 sq m  
 Garage Area 384 sq ft – 36 sq m



## Floorplans

House internal area 5779 sq ft (537sq m)  
 For identification purposes only.

## Directions

EN4 ONG

what3words: ///maybe.cotton.water

## General

**Local Authority:** Enfield Council

**Services:** Electricity, gas, mains water and drainage

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Service Charge:** £3,700 per annum

**Council Tax:** Band G

**EPC Rating:** C

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2025. Particulars prepared May 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

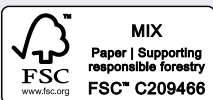
## Cuffley

Sopers House, Sopers Road, Cuffley EN6 4RY

**01727 840285**

cuffley@struttandparker.com

struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,  
 including Prime Central London

For the finer things in property.

