



Camlet Way, Hadley Wood
£5,500,000



REAL ESTATES

Estate Agents - Residential Sales - Investments - Lettings

A rare opportunity to acquire this Arts and Crafts' style home designed by architect E. Stuart-Smith, approached via a private driveway and set well back from the road. The property has beautifully manicured gardens and is set on a plot of 1.23 acres.

The house currently offers approximately 4,500 sq ft of accommodation with potential to extend further if required (stpp). Alternatively, the property could be bought with a view to redevelop subject to the necessary planning consents. Benefits also include a large double detached garage.

Hadley Wood Mainline Station offers a 30 minute journey to Moorgate and Kings Cross and the property is just a short distance away from J24 of the M25. There are excellent links to the M1 and airports. Nearby recreational facilities include the renowned Hadley Wood Golf Club and Hadley Wood Tennis Club.

An inspection is highly recommended in order to appreciate this exceptional family home. Please contact the vendors' agent Real Estates on 020 8445 3132.

The property is being offered for sale by private treaty with vacant possession in parallel with the sale of Nos 95 and 97 Camlet Way and may be sold individually or together with one or more of the adjoining properties.



ENTRANCE HALL

GUEST CLOAKROOM

RECEPTION ROOM

22'6 max x 17' into bay (6.86m max x 5.18m into bay)

RECEPTION ROOM

15'2 max x 14'5 max (4.62m max x 4.39m max)

DINING ROOM

17'10 into bay x 13'5 (5.44m into bay x 4.09m)

KITCHEN/BREAKFAST ROOM

27'4 max x 20'2 max (8.33m max x 6.15m max)

UTILITY ROOM

9'7 x 9'5 (2.92m x 2.87m)

STUDY

16'11 x 9'11 (5.16m x 3.02m)

1ST FLOOR:

BEDROOM ONE

21'10 max x 15'5 (6.65m max x 4.70m)

EN SUITE BATHROOM

BEDROOM TWO

16'4 x 12'4 max (4.98m x 3.76m max)

BEDROOM THREE

15'4 max x 14'5 max (4.67m max x 4.39m max)

BEDROOM FOUR

11'10 x 6'1 (3.61m x 1.85m)

FAMILY BATHROOM/WC

SHOWER ROOM/WC

2ND FLOOR:

BEDROOM FIVE

13'11 into bay x 11'1 min (4.24m into bay x 3.38m min)

Door to:

STORE ROOM

11'11 x 6'11 (3.63m x 2.11m)

Door to:

OFFICE/STORE ROOM

23'10 x 7'7 (7.26m x 2.31m)

BEDROOM SIX

11'2 x 10'11 into bay (3.40m x 3.33m into bay)

EN SUITE BATHROOM/WC

EXTERIOR:

GARAGE

19'6 max x 18'5 (5.94m max x 5.61m)

GARDEN

approx 224'2 deep (approx 68.33m deep)

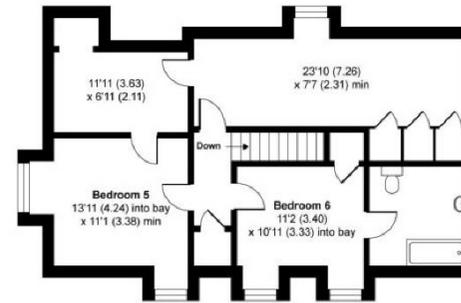
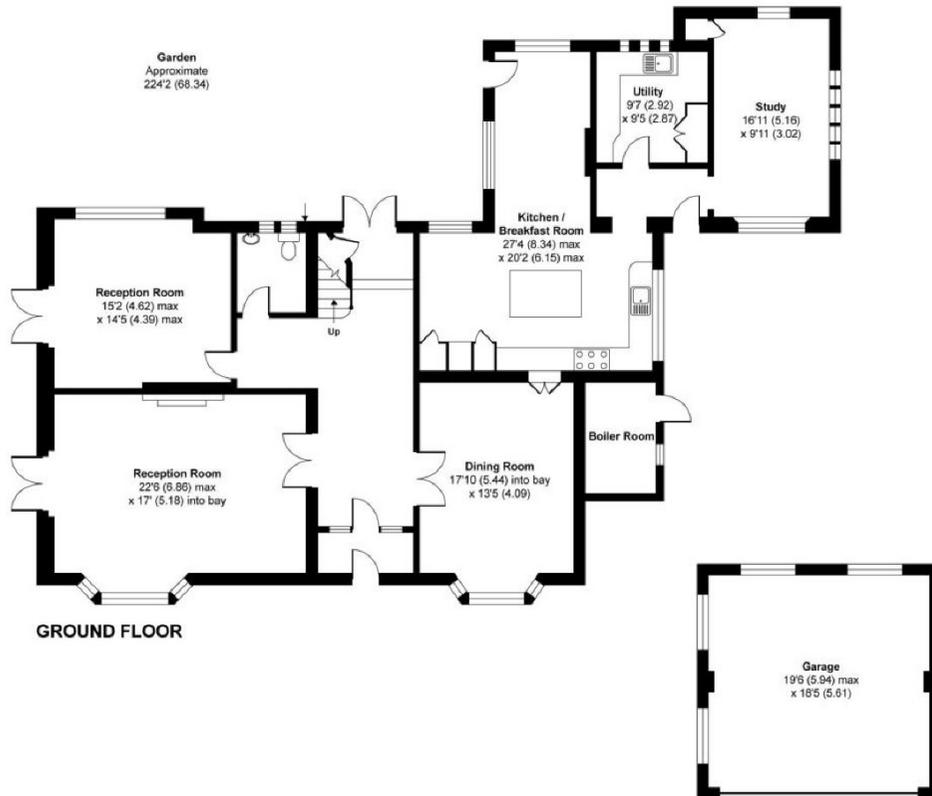




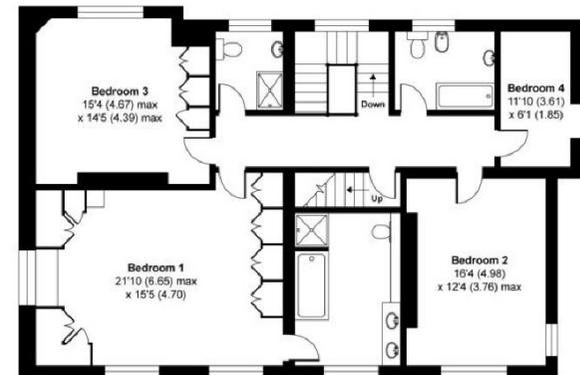


Four Oaks, 99 Camlet Way, Barnet, EN4

APPROX. GROSS INTERNAL FLOOR AREA 4357 SQ FT 404.8 SQ METRES
(EXCLUDES BOILER ROOM & INCLUDES GARAGE OF 33.32 SQ METRES)



SECOND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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