

Woodstock, Camlet Way
Hadley Wood, Hertfordshire, EN4 0NS
Price £2,275,000 Freehold

STATONS

Tel: 020 8440 9797
Email: hadley@statons.com
Bedrooms 6 | Bathrooms 4 | Receptions 3





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EN4 0NS



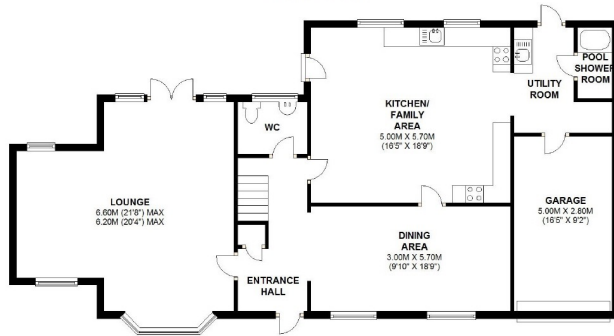
Woodstock is a beautifully presented 6 bedroom detached family residence in one of the area's most prestigious locations. Offering fabulous family accommodation with a southerly rear aspect with a swimming pool. The property is situated on the south side of Camlet Way behind a carriage driveway, within easy walking distance of Hadley Wood's mainline station, the local village shopping parade, the 'Outstanding' Ofsted Primary School and Hadley Wood's Golf and Tennis Clubs.

The property is approached via a blocked paved carriage driveway, with neatly tended lawn, shrubs and flower beds. Panelled double entrance doors.

For more information on this house please call our [Hadley Wood Estate Agents](#) on 0208 440 9797.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL AREA: APPROX 264.9 SQ. METRES (2744.2 SQ. FEET)
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intended purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the accuracy of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Plans produced using The Metric Agent.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
100-90%	A		100-90%	A	
89-80%	B		90-80%	B	
80-65%	C		80-65%	C	
65-55%	D		65-55%	D	
55-50%	E		55-50%	E	
50-45%	F		45-30%	F	
45-0%	G		30-0%	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

Energy Efficiency: Current 73, Potential 75
 Environmental Impact: Current 68, Potential 71

DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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