

Lancaster Grange, Camlet Way  
Hadley Wood, Hertfordshire, EN4 0NX  
£3,350,000 Freehold

**STATONS**

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Bedrooms 6 | Bathrooms 5 | Receptions 6





Lancaster Grange, 104 Camlet  
Way  
Hadley Wood, Hertfordshire



Substantial gated detached residence set in delightful landscaped grounds and gardens within close proximity of Hadley Common. Lancaster Grange was originally built by renowned local developer Oliver and Saunders and was completed to a high standard of finish with many individual features which include high ceilings, well-proportioned rooms, and a delightful reception hall entrance with a feature staircase. A prominent feature is the well planned super room which comprises of a well fitted kitchen/breakfast room and a good size family room which opens directly onto the South facing landscaped garden, complete with a coy carp pond.

Location:- The property is located in this highly sought after setting within walking distance of Hadley Common, and within easy reach of Hadley Wood golf club, Tennis club, Hadley Wood mainline station (which offers a regular service into Moorgate and Kings Cross with a journey time of approximately 30 minutes), and local shops. Cockfosters underground station (Piccadilly Line) is approximately 3 miles away, as is junction 24 of the M25, which provides a link to all major motorway links and to all London airports. Educational facilities in the area include, Monken Hadley, St Marthas, Stormont, Lochinver, St Johns, Haberdashers Askes for Boys and Haberdashers Askes for Girls, Mill Hill School, Aldenham, Belmont, Dame Alice Owen, Haileybury, Queenswood and Queen Elizabeths Girls and Boys Schools.

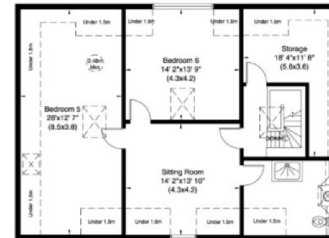
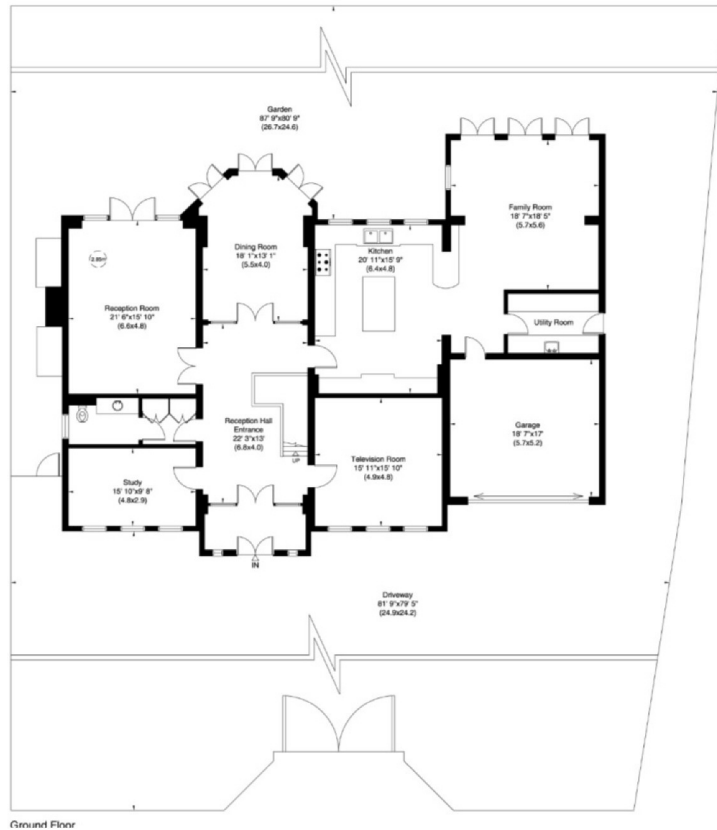
Accommodation:- Ground floor; entrance vestibule, reception hall entrance with feature staircase, powder room/wc with cloaks area, reception room, dining room, television/media room, study, fitted kitchen/breakfast room, family room. First floor; extensive landing, master bedroom suite with en suite dressing room and bathroom, 2nd suite with en suite shower room, 3rd suite with en suite shower room, 4th suite with en suite shower room. Second floor; 5th bedroom, 6th bedroom, sitting room, shower room, storage room. Exterior; gated entrance, extensive front garden with ample visitor parking, landscaped southerly aspect rear garden, raised terrace, coy carp pond, double garage and ample visitor parking.



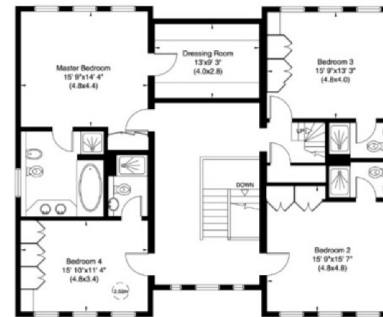
## 104 Camlet Way, EN4

Gross internal area (approx.)  
510 Sq m (5492 Sq ft) Including Under 1.5m  
487 Sq m (5242 Sq ft) Excluding Under 1.5m

Floor Plan by **capitalgroup** 020 8671 7722



Second Floor



First Floor



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
100-90% <b>A</b> Very energy efficient - lower running costs			100-90% <b>A</b> Very environmentally friendly - lower CO <sub>2</sub> emissions		
81-90% <b>B</b>			81-90% <b>B</b>		
69-80% <b>C</b>			69-80% <b>C</b>		
55-68% <b>D</b>			55-68% <b>D</b>		
39-54% <b>E</b>			39-54% <b>E</b>		
21-38% <b>F</b>			21-38% <b>F</b>		
1-20% <b>G</b> Not energy efficient - higher running costs			1-20% <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

### 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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