

Firbank, Camlet Way
Hadley Wood, Hertfordshire, EN4 0NL
Price guide £2,250,000 Freehold

STATONS

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Bedrooms 4 | Bathrooms 4 | Receptions 3





**Firbank, 67c Camlet Way
Hadley Wood, Hertfordshire
EN4 0NL**



A substantial family home positioned in the heart of Hadley Wood, set in this premier road. The property has recently gone under full refurbishment and has been finished to a high standard with luxurious fittings and with good attention to detail.

As you enter the property you are welcomed by an inviting hallway that leads to a lounge, study and a superb split level kitchen/family/entertainment room which has the benefit of a luxurious Poggenpohl kitchen with black high gloss and burr walnut units and granite worktops, there is a range of Miele and Gaggenau appliances including two ovens, steamer, microwave oven, dishwasher, Gaggenau induction hob, extractor and integrated Liebherr fridge. To the rear there are bi-folding doors leading onto terrace with panoramic views over the greenbelt countryside.

To the first floor there are four bedroom suites with the master bedroom benefitting from an en suite bathroom and walk in wardrobe. The bedroom also has direct access to a terrace that overlooks the garden and countryside. The three further bedrooms all have luxurious and contemporary fitted en suite bathrooms or shower rooms.

The mature rear garden has been maintained to a high standard and is mainly laid to lawn with well stocked borders. The front aspect has parking for a number of cars.

Location: Situated on the prestigious Camlet Way, the property is within easy walking distance to Hadley Wood mainline station (regular services into Moorgate with a journey time of approx. 30 minutes). 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.

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Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 0775375565. Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Features Include

- Substantial Family Home • Panoramic Views Over Greenbelt Countryside • 4 Bedrooms • 4 Bathrooms • Superb Split Level Kitchen/ Family/Entertainment Room

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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