

Lancaster Grange, 104 Camlet Way, Hadley Wood

EN4 0NX

Price Guide £3,500,000



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## Lancaster Grange 104 Camlet Way, Hadley Wood, Hertfordshire, EN4 0NX

A substantial six-bedroom detached residence, set within a secure and secluded plot of just under 0.4 acres, occupying an enviable position on the edge of Hadley Common. This elegant, classically styled home offers generously proportioned accommodation throughout, ideal for both family living and entertaining. The ground floor is centred around an impressive entrance hall with a galleried landing above, providing access to four principal reception rooms: a formal drawing room, a dining room, a media/tv room, and a study. At the heart of the home lies a spacious kitchen/family room, perfectly designed for everyday living, complemented by a utility room and a large integral double garage. A guest cloakroom completes the ground floor layout. On the first floor, a generous galleried landing leads to four substantial bedrooms, each with en-suite facilities. The principal suite further benefits from a large dressing room. The second floor comprises two further well-proportioned bedrooms, an additional shower room, and excellent storage space. Externally, the property is approached via a secure gated driveway providing excellent parking. The beautifully maintained rear garden enjoys a sunny southerly aspect and is bordered by mature planting, ensuring a high degree of privacy and seclusion.

The property is ideally situated in a highly sought-after setting, within walking distance of Hadley Common and conveniently close to a range of exclusive local amenities.

Hadley Wood Golf Club and Tennis Club are both nearby, as is Hadley Wood mainline station, which provides a regular and direct service into Moorgate and King's Cross, with a journey time of approximately 30 minutes. Cockfosters Underground Station (Piccadilly Line) is approximately 3 miles away, offering further transport options into Central London. For motorists, Junction 24 of the M25 is also around 3 miles away, providing excellent connectivity to the national motorway network and all major London airports.

The area is renowned for its outstanding educational facilities, both state and independent, including: Monken Hadley, St Martha's, Stormont, Lochinver House, St John's, Haberdashers' Aske's Boys' and Girls' Schools, Mill Hill School, Aldenham, Belmont, Dame Alice Owen's, Haileybury, Queenswood, and Queen Elizabeth's Boys' and Girls' Schools.



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**Approximate Gross Internal Area 5491 sq ft - 510 sq m  
(Including Garage)**

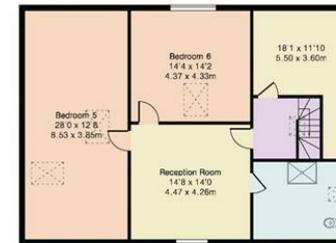
Ground Floor Area 2712 sq ft – 252 sq m

First Floor Area 1673 sq ft – 155 sq m

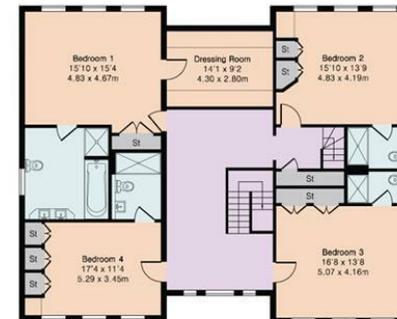
Second Floor Area 1106 sq ft – 103 sq m



Ground Floor



Second Floor



First Floor

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