

Camlet Way EN4



Approx. Gross Internal Area: 1412 ft² ... 131.2 m² (excluding eaves Storage, Includes Garage)

All measurements and areas are approximate only. Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact. (c) Peninsule Surveys Ltd

Jason Oliver

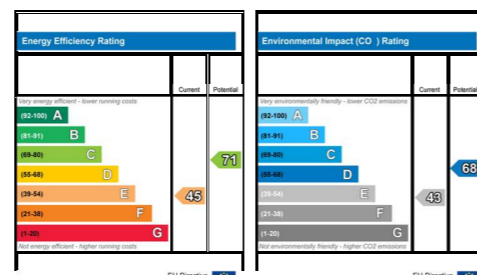
Jason Oliver
PROPERTIES

Camlet Way, Hadley Wood, EN4



Jason Oliver Properties presents this beautiful and deceptively spacious cottage, which has recently been lovingly updated to combine original character features and charm with contemporary living. The property is situated on Hadley Wood's premier road, Camlet Way, located a short distance from both the gate onto Hadley Common and Hadley Wood train station with its direct links into central London. As you enter the property you are welcomed into a light and airy dual aspect lounge with a wood burning fire and a cleverly designed concealed staircase giving access to the lower ground floor study/guest room. There is a bespoke kitchen with Smeg appliances, which has double doors leading into the dining room and another door leading to rear garden and side access. There is also a cloakroom and WC on the ground floor. The first floor has two well-proportioned double bedrooms, both of which have dual aspect windows and

£2,600 pcm



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JASON OLIVER PROPERTIES LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

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GROUND FLOOR:

RECEPTION ROOM

20'7" x 12'2" (6.27m x 3.71m)

DINING ROOM

13'4" x 13'2" (4.06m x 4.01m)

KITCHEN

14'9" x 10'6" (4.50m x 3.20m)

DOWNSTAIRS W.C.

LOWER GROUND FLOOR:

STUDY/GUEST ROOM

12'9" x 12'3" (3.89m x 3.73m)

FIRST FLOOR:



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MASTER BEDROOM

13'4" x 13'0" (4.06m x 3.96m)

BEDROOM TWO

11'8" x 11'6" (3.56m x 3.51m)

FAMILY BATHROOM

EXTERIOR:

COURTYARD GARDEN

25'10" x 14'0" (7.87m x 4.27m)

GARAGE

20'2" x 8'6" (6.15m x 2.59m)

TWO PARKING SPACES

