



Beech Hill, Hadley Wood, EN4 0JW



























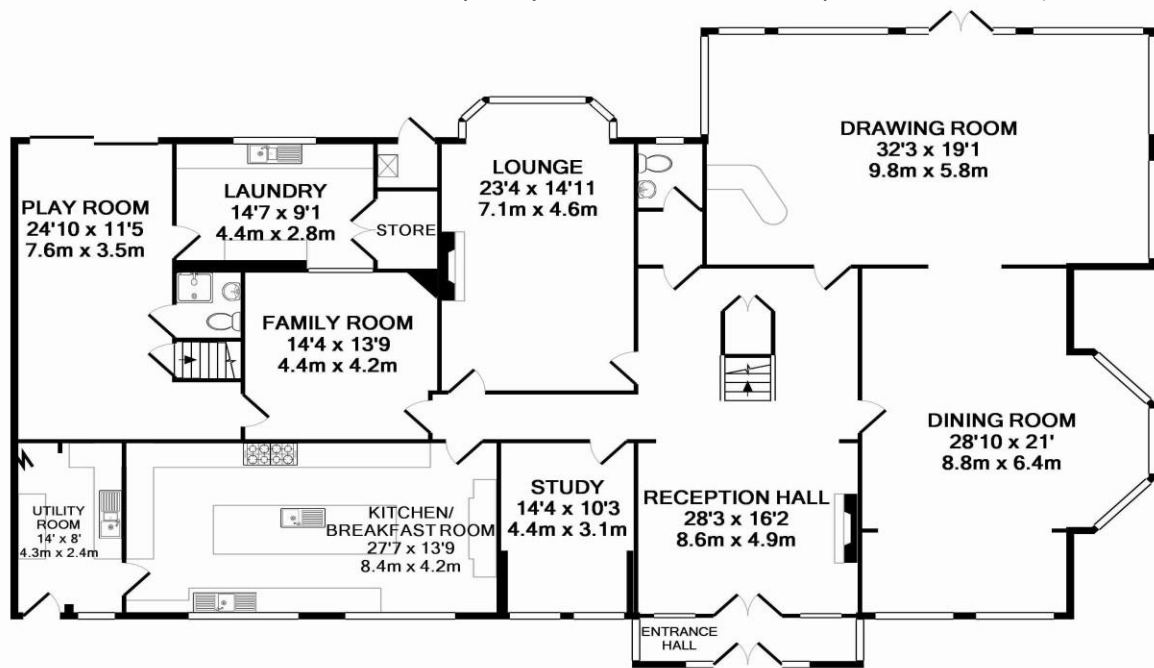






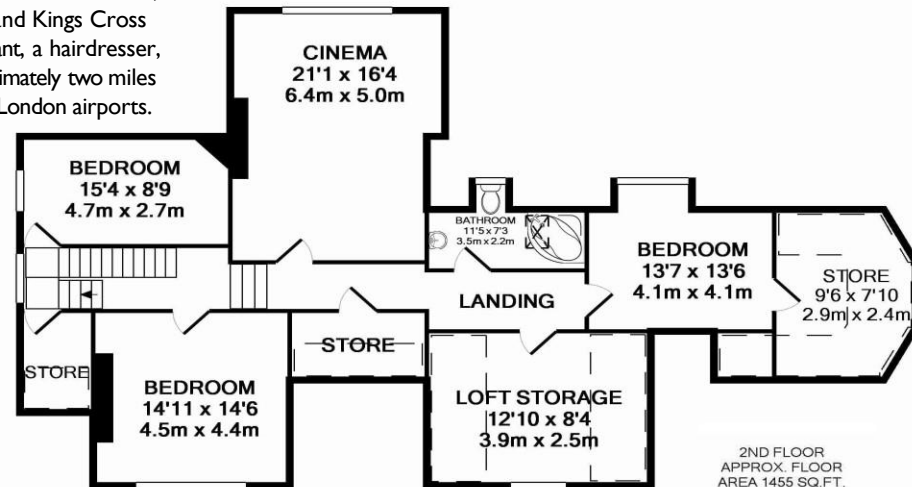
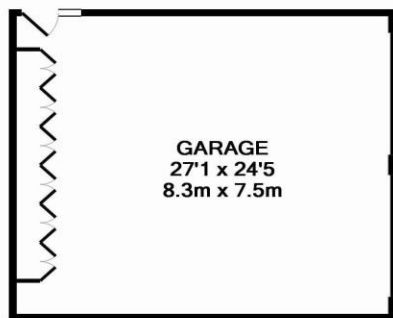
**Location:** Ideally located in this highly sought after setting within walking distance of Hadley Wood Golf Club, Tennis Club, Hadley Wood mainline station (which offers a regular service into Moorgate and Kings Cross with a journey time of approximately 30 minutes), and local shops, which include a restaurant, a hairdresser, a newsagent and a health club. Cockfosters Underground station (Piccadilly line) is approximately two miles away, as is Junction 24 of the M25, which provides a link to all major motorway links and London airports.

**GARDEN**  
150'3 x 147'8  
45.8m x 45.0m

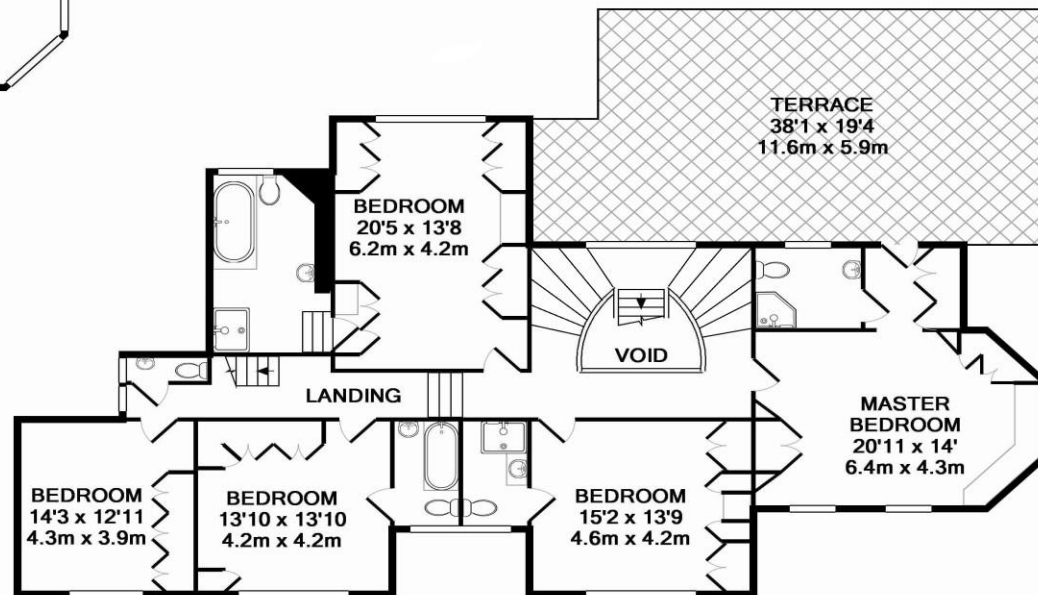


**BASEMENT LEVEL**  
APPROX. FLOOR  
AREA 217 SQ.FT.  
(20.2 SQ.M.)

**GROUND FLOOR**  
APPROX. FLOOR  
AREA 4069 SQ.FT.  
(378.0 SQ.M.)



**2ND FLOOR**  
APPROX. FLOOR  
AREA 1455 SQ.FT.  
(135.2 SQ.M.)



**1ST FLOOR**  
APPROX. FLOOR  
AREA 1846 SQ.FT.  
(171.5 SQ.M.)

**TOTAL APPROX. FLOOR AREA 7587 SQ.FT. (704.9 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		69
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax – TBC  
Local Authority – Enfield

**STATONS  
HADLEY WOOD**

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