



The Beeches, Beech Hill, Hadley Wood, EN4 0JJ



The Beeches

An imposing detached six bedroom family residence in need of refurbishment, set on the south side of this prominent road with an impressive gated driveway, annex, private, secluded rear garden and swimming pool.

This property is positioned in a prominent location on one Hadley Wood's most premier roads and is on the south side with an impressive, gated driveway with a private and secluded rear garden.

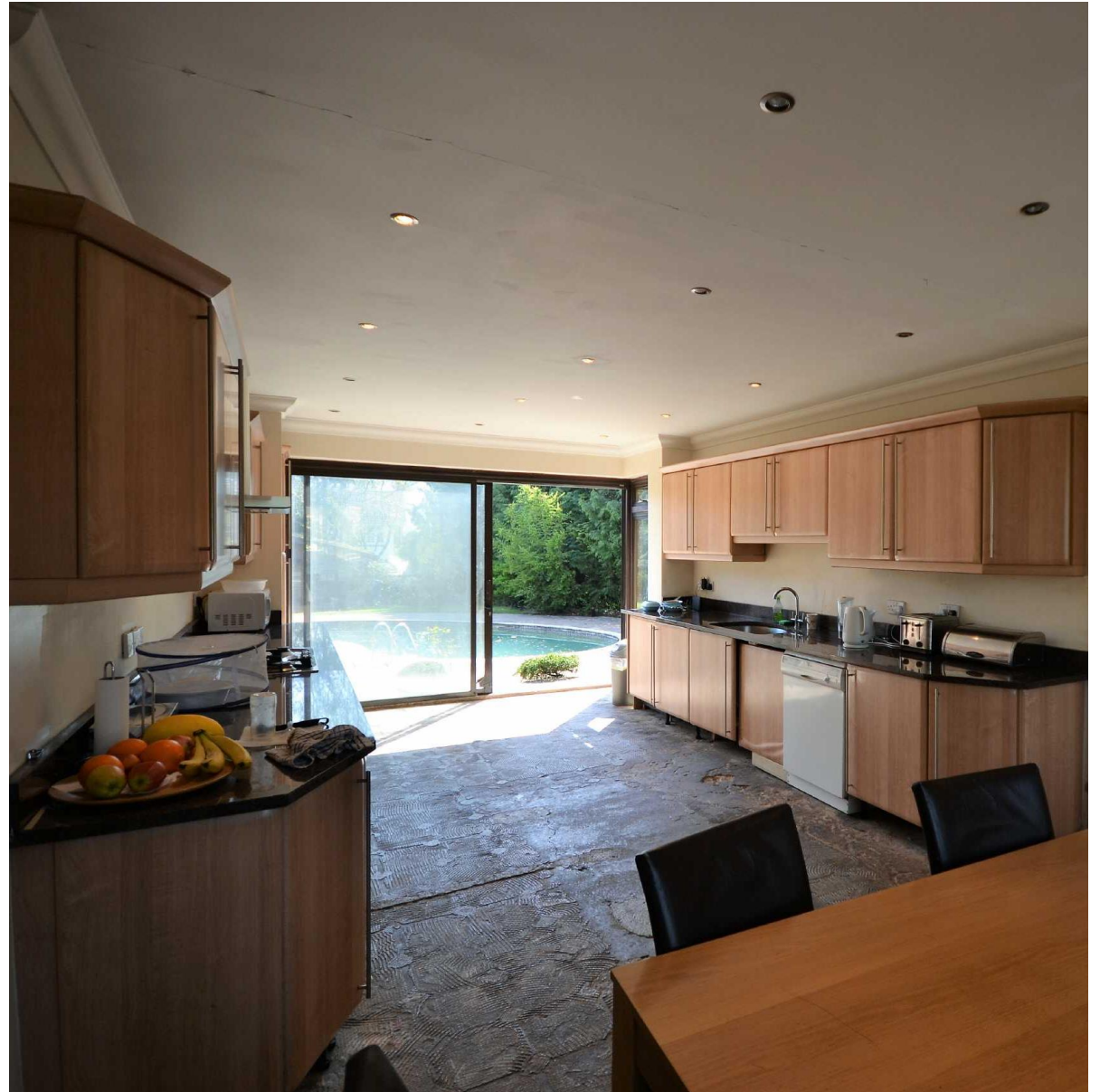
The accommodation consists of five bedrooms and six bathrooms/shower rooms, there is also a separate annex above the garage that consists of a kitchen, living room, bedroom with en suite and a separate WC.

The living accommodation currently consists of a generous reception hall leading to a large dual aspect living room, dining room, kitchen/breakfast room, study, and a workshop. Just off the kitchen there is a utility room leading to a changing room and shower facility.

The rear garden has a large patio with a kidney bean pool and a summer house to the rear of the garden.

Please note that there is planning permission granted to create a Neo Georgian family residence by extending and remodeling the existing home with an indoor leisure facility. Plans available upon request.

Location: Situated in this sought-after avenue adjacent to Hadley Woods. Hadley Wood local shops, mainline station and primary school are close at hand, as are Hadley Wood golf and tennis clubs. The M25 is a short drive away.





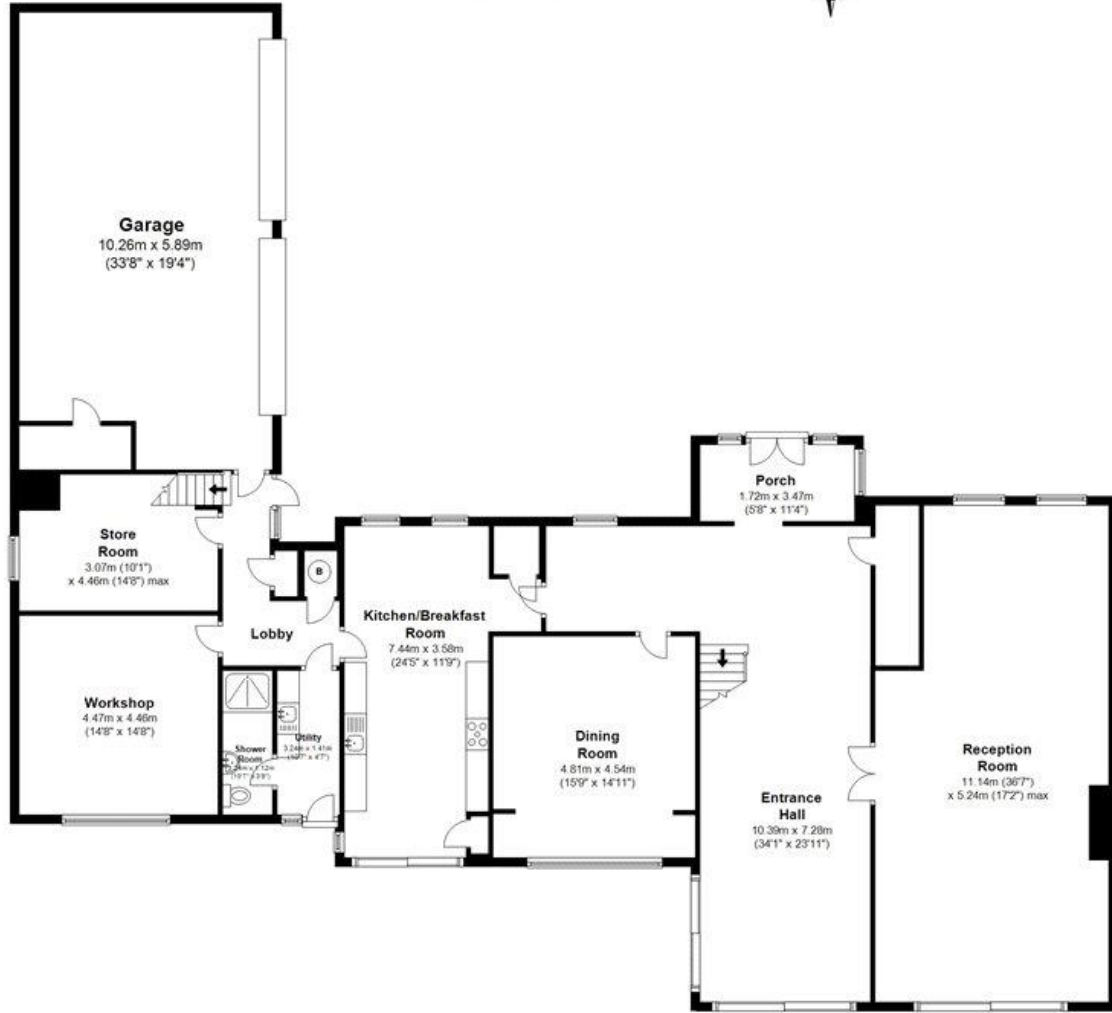




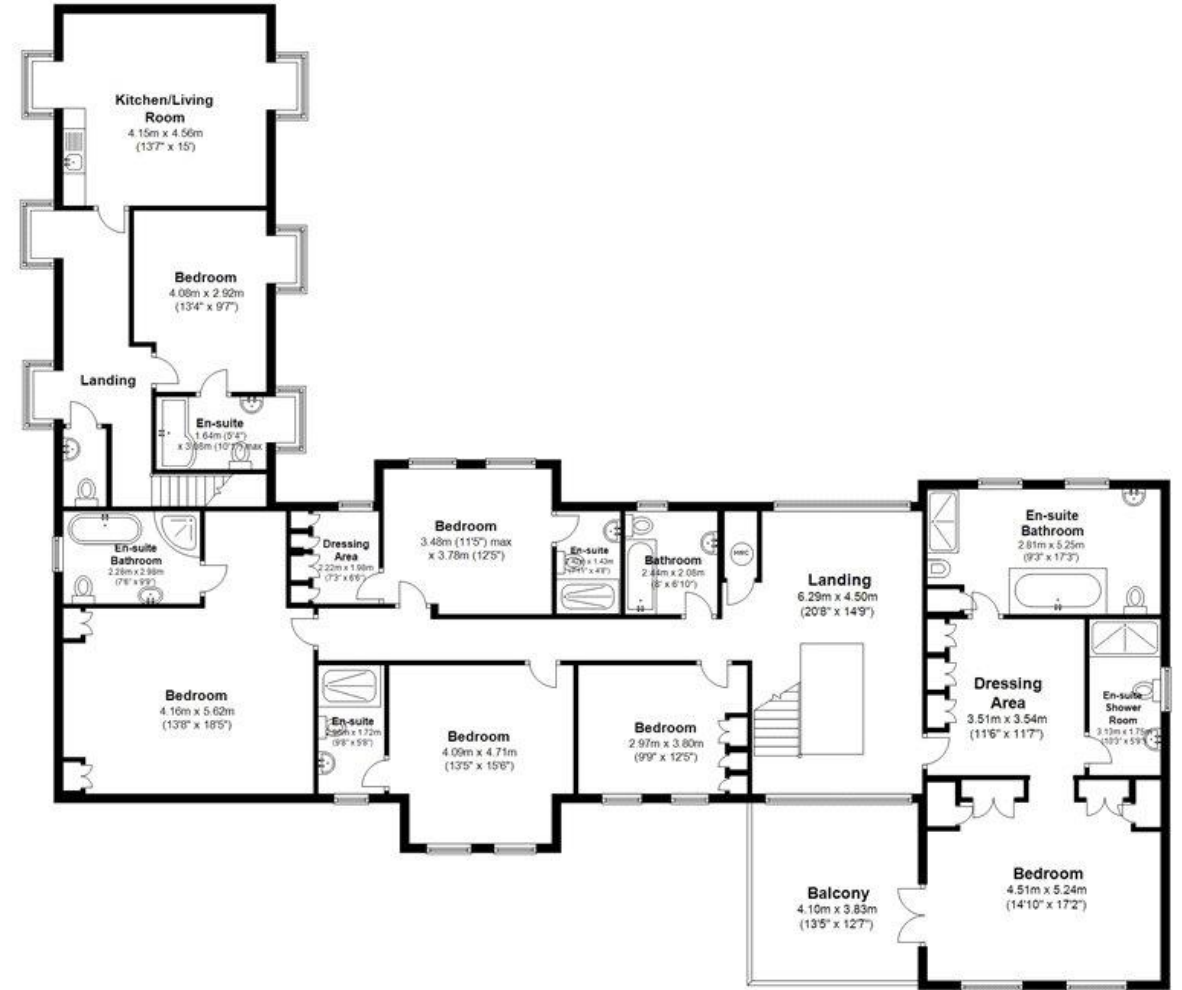


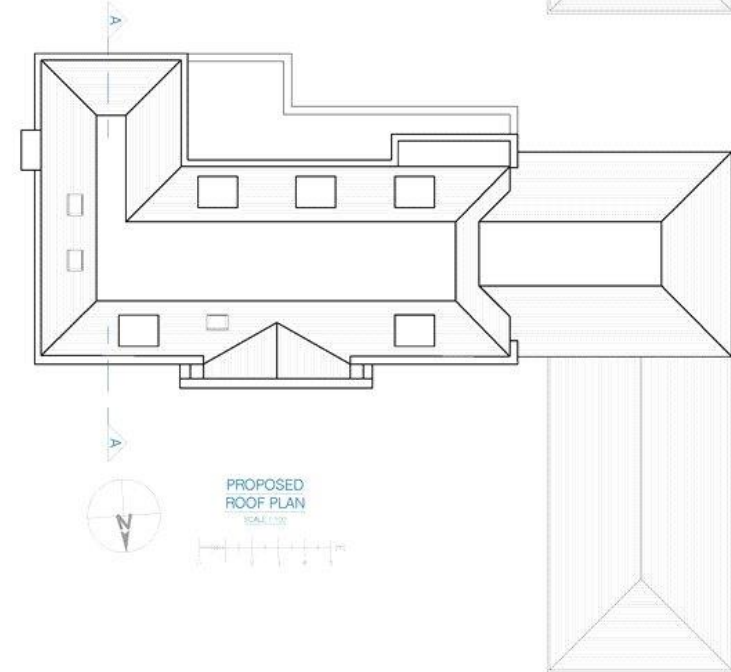
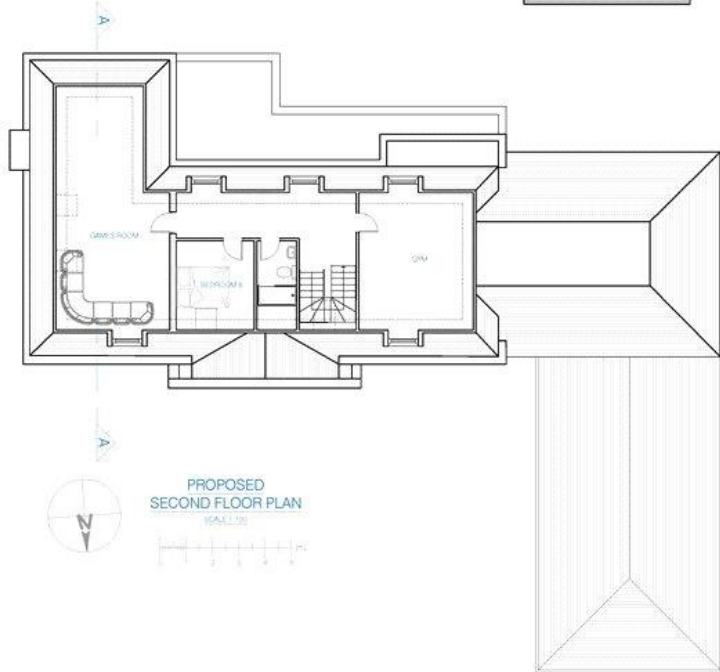
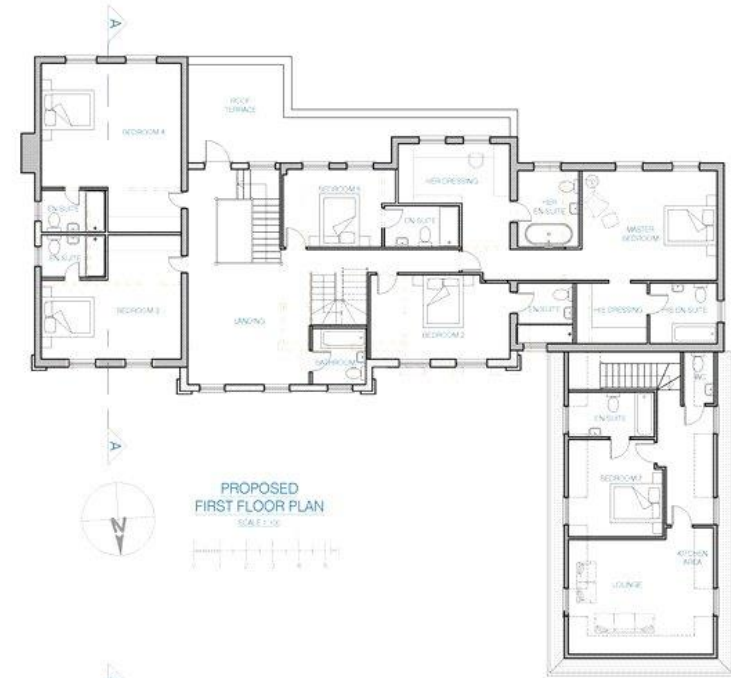
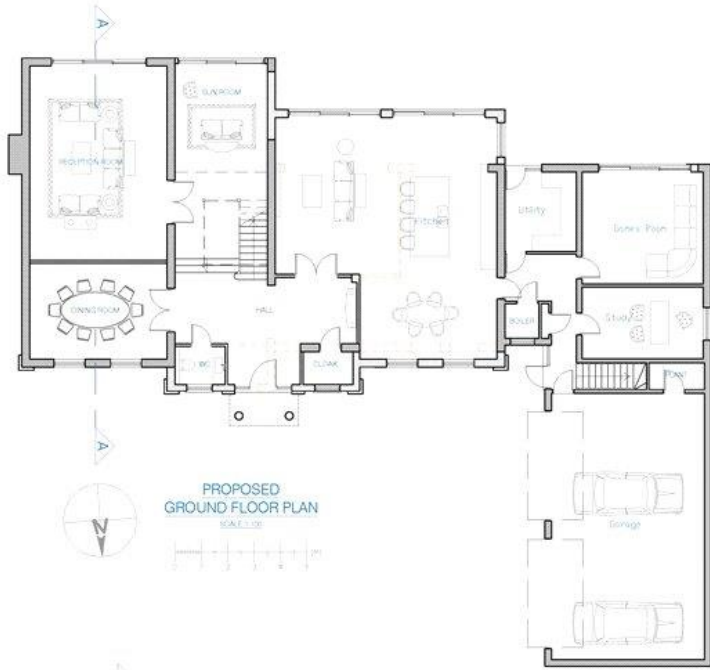


Ground Floor
Approx. 274.1 sq. metres (2950.5 sq. feet)



First Floor
Approx. 239.9 sq. metres (2582.1 sq. feet)





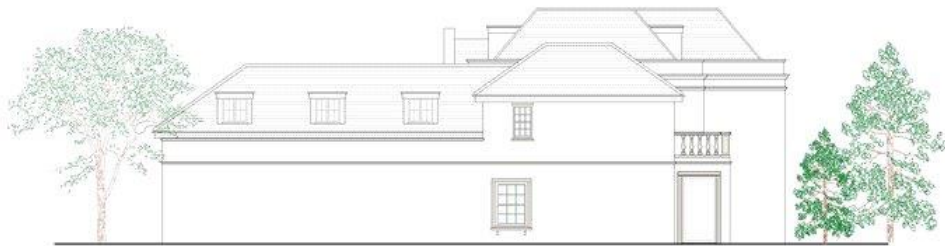
- - - - - EXISTING STRUCTURE
 - - - - - TO BE DEMOLISHED
 - - - - - PROPOSED
 - - - - - EXISTING STRUCTURE



PROPOSED
FRONT ELEVATION
SCALE 1/32"



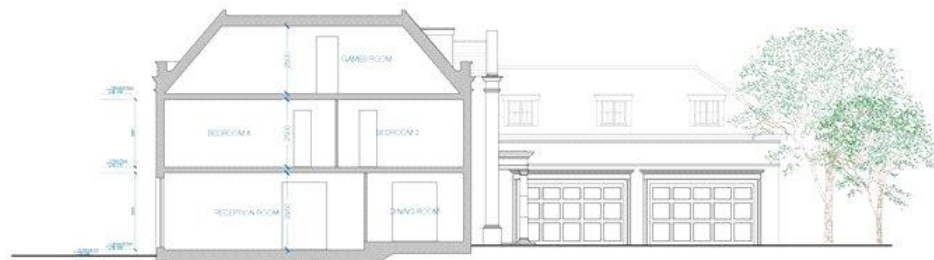
PROPOSED
REAR ELEVATION
SCALE 1/32"



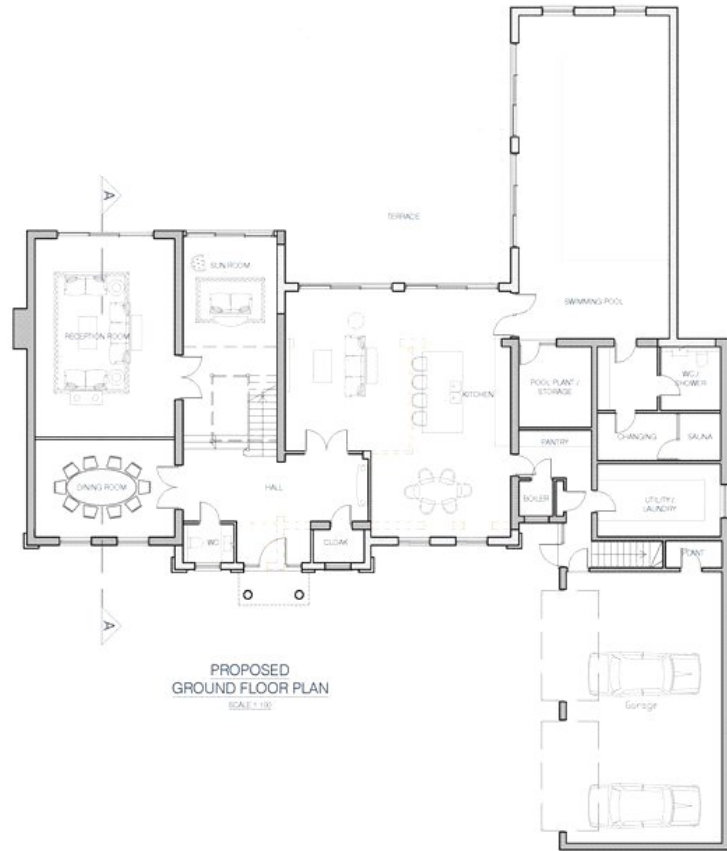
PROPOSED
SIDE (WEST) ELEVATION
SCALE 1/32"



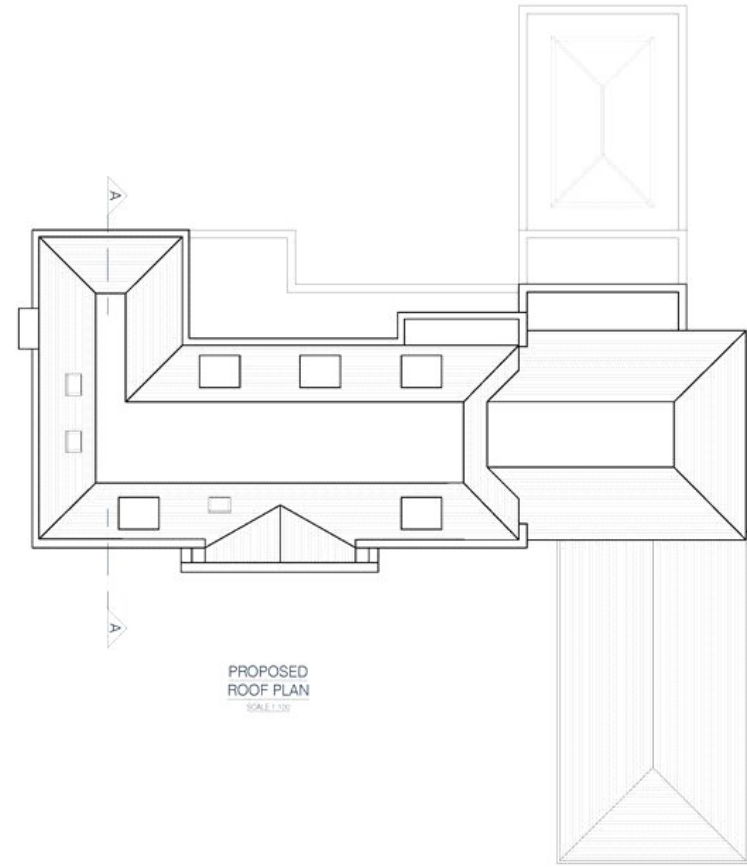
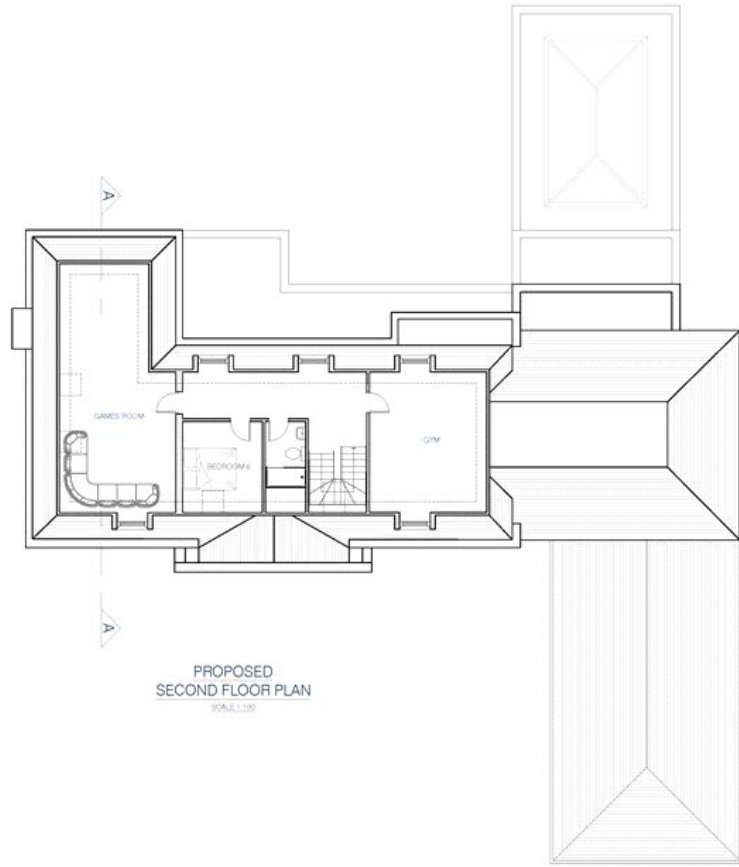
PROPOSED
SIDE (EAST) ELEVATION
SCALE 1/32"



PROPOSED
SECTION AA
SCALE 1/32"



-  EXISTING STRUCTURE
-  PROPOSED
-  EXISTING STRUCTURE



- EXISTING STRUCTURE
- TOTAL DEMOLISHED
- PROPOSED
- EXISTING STRUCTURE

STATONS

www.statons.com



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		

Council Tax - H
Local Authority – Enfield

STATONS
HADLEY WOOD

10 CRESCENT WEST
HADLEY WOOD
HERTS
EN4 0EJ

0208 440 9797
Hadley.office@statons.com

