



Beech Hill
Hadley Wood, EN4 0JJ

Beech Hill

Beautifully presented detached gated five bedroom residence is set in a discreet location on Beech Hill which is one of Hadley Wood's premier roads. The property has ample reception space and has been recently enhanced with newly appointed bathroom suites along with new double glazed windows and doors throughout.

The ground floor accommodation consists of a spacious reception hallway that leads to a study with bespoke joinery, a formal living / dining room, TV room and an open plan kitchen living area that opens up on to the orangery to the rear of the property. To complete the ground floor there is also a utility room and a guest WC.

To the first floor there are 5 double bedrooms the principle suite has an added benefit of fitted wardrobes and its own ensuite shower room and overlooks the rear garden. There is also a newly fitted family bathroom and bedroom 2 also has the added benefit of an ensuite shower room.

The rear garden has a southerly aspect with a large patio terrace and is mainly laid to lawn with mature planted borders and adjoins Hadley Wood Golf Club.

To the front of the property is a gated driveway that leads to a detached double garage and parking is provided for multiple vehicles. There is also a newly fitted electric vehicle charging point.

Location: Hadley Wood mainline station offers a 30-minute journey time to Moorgate and Kings Cross and Cockfosters underground station (Piccadilly line) is a short drive away, as is junction 24 of the M25 which provides an excellent link to the M1 and all major airports including Heathrow, Luton and Stanstead.

Recreational facilities in the area include Hadley Wood Golf Club and Tennis Club. The area is also well served by educational facilities which include Stormont, Lochinver, Haberdashers' Aske's for Boys, Haberdashers' s for Girls, Mill Hill School, Aldenham, Belmont, Dame Alice Owen, Haileybury, Queenswood, Queen Elizabeth's Boys school and Queen Elizabeth's Girls School.

































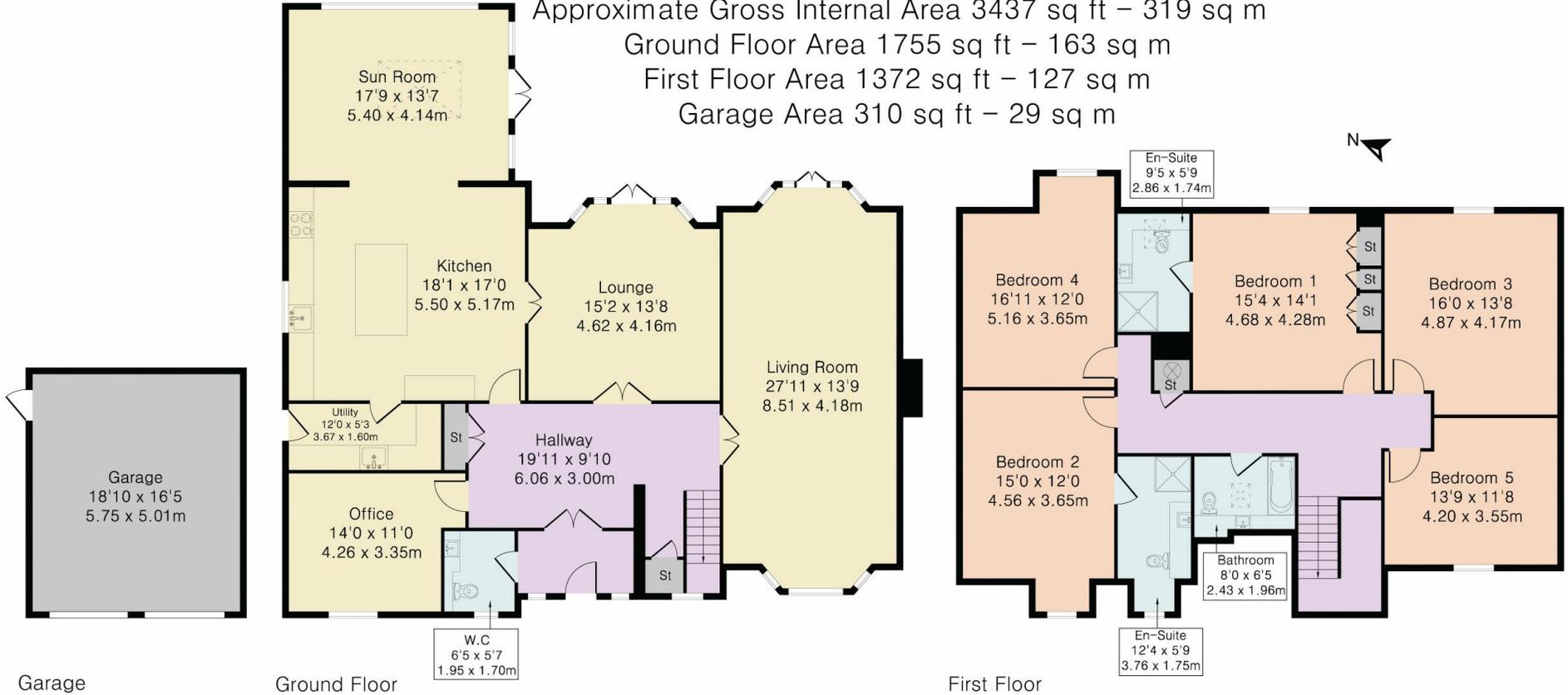
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area 3437 sq ft – 319 sq m

Ground Floor Area 1755 sq ft – 163 sq m

First Floor Area 1372 sq ft – 127 sq m

Garage Area 310 sq ft – 29 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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