



Woodsome

Beech Hill Avenue, Hadley Wood, EN4 0LN





# Beech Hill

This remarkable property boasts an expansive 150-foot frontage and is set with in plot of approx. 0.48 of an acre, giving it a commanding presence on the road and an added sense of grandeur as you approach. Upon entering through imposing double doors, you are greeted by a magnificent entrance hall that leads to three impressive reception rooms.

## Ground Floor Features

- **Formal Living Room:** A luxurious space with wood-panelled walls, a working fireplace, and access to the Vale Gardens Orangery, which features electric blinds, underfloor heating, and two sets of French doors opening to the landscaped rear garden.
- **Dining Room:** Spacious enough to accommodate a large dining table, perfect for formal gatherings.
- **Kitchen/Breakfast Room:** A bespoke kitchen, meticulously designed with maple wood cabinetry, solid granite countertops, and high-end integrated appliances, including Miele M-Touch ovens, a steamer, warming drawer, fridge/freezer, and a premium Wolf hob. French doors lead directly to the rear garden.
- **Utility Room & Gardeners WC:** Provides access to the double garage and a guest cloakroom/WC.

## First Floor

- **Master Suite:** A grand master bedroom with fitted wardrobes, a Juliet balcony, separate dressing room, and a luxurious en suite. The en suite features a rain shower, bath with granite surround, LED lighting, and a private WC. The master suite is enhanced with in-ceiling speakers connected to a central audio system.
- **Additional Bedrooms:** Two further en suite bedrooms, while two more good-sized bedrooms share a family bathroom, offering ample accommodation for family and guests.

## Second Floor

- **Guest Bedroom & Cinema Room:** A guest bedroom with an en suite shower room and storage within the eaves. The Cinema Room boasts a wall-mounted flat-screen TV, Linn surround sound system, and captivating views through multiple Velux windows.

## Outdoor Space

- **Rear Garden:** The west-facing rear garden offers privacy and seclusion. It features a heated swimming pool, a summer house, and two paved areas ideal for outdoor entertaining. The lush lawn is framed by mature trees, shrubs, and carefully tended borders.
- **Front Garden & Parking:** The front provides off-street parking for several cars, a double garage with twin up-and-over doors, a large driveway, and a meticulously maintained front garden.
- **Additional Potential:** There is significant scope for expansion to the side and rear of the property, subject to planning permission (STPP), making this a home of boundless potential in both space and luxury.

**Location:** Situated in this tree lined road in the heart of Hadley Wood, within easy reach of local shops, Hadley Wood main-line station and Hadley Wood primary school. Hadley Wood golf and tennis clubs are close at hand and the M25 are a short drive away.



























PLAY ROOM

SHARE  
IMAGINE  
LAUGH































































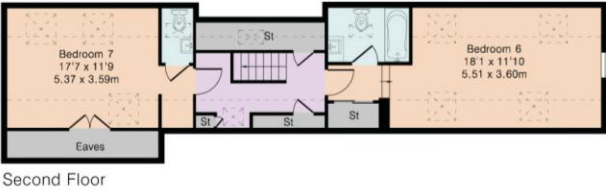
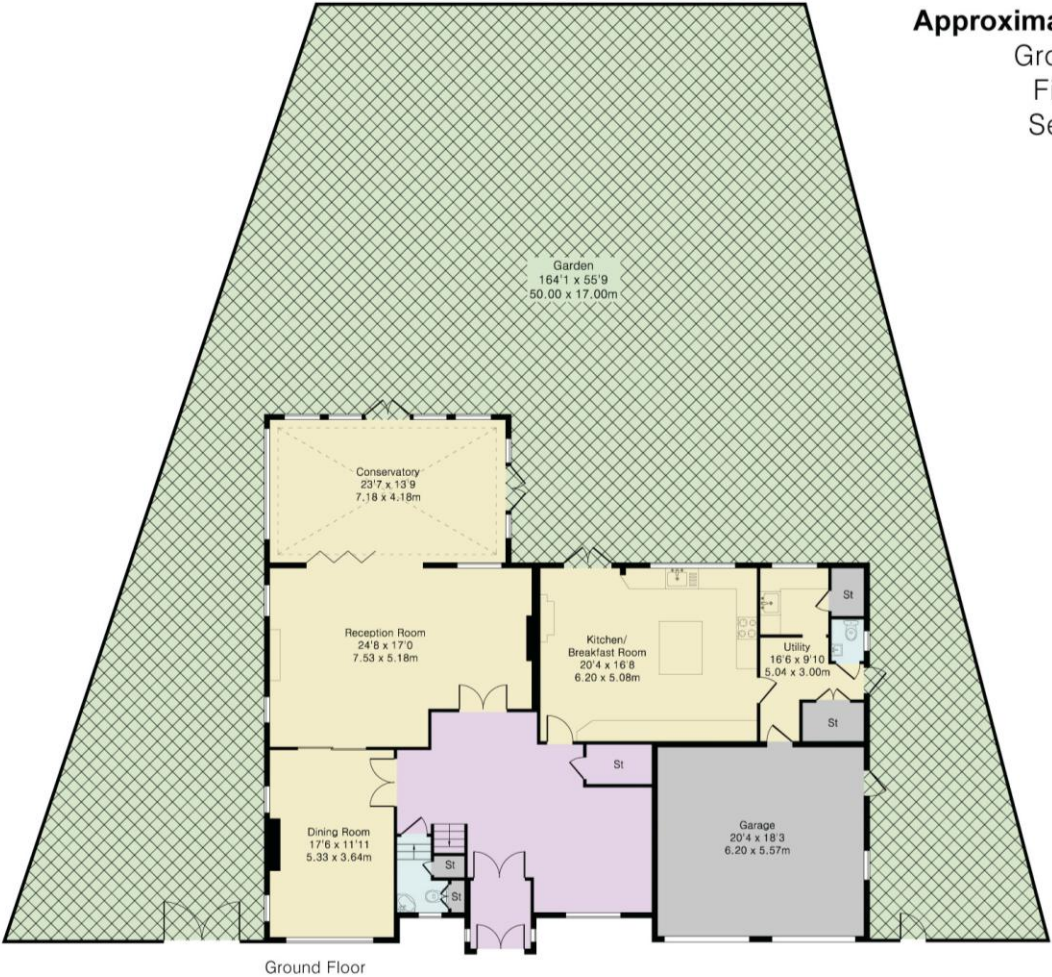
| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 68      | 77                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

**Approximate Gross Internal Area 4668 sq ft - 434 sq m**

Ground Floor Area 2280 sq ft – 212 sq m

First Floor Area 1756 sq ft – 163 sq m

Second Floor Area 632 sq ft – 59 sq m



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.





**STATONS**  
**HADLEY WOOD**

10 Crescent West, Hadley Wood,  
Herts, EN4 OEJ

Tel: 0208 440 9797

Email: [hadley@statons.com](mailto:hadley@statons.com)

**STATONS**  
www.statons.com