



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

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A detached six bedroom approx. 5,500 sq ft family residence needs major refurbishment but has incredible potential to bring the home back to its majestic beauty.

This property is positioned in a prominent location on one Hadley Wood's most premier roads and is on the south side of Beech Hill.

The property has a very spacious frontage, gated entrance, large plot with 4 car garage secluded rear garden and swimming pool in need of repair as well as planning permission for ground and first floor extensions if required.

The accommodation comprises six bedrooms and six bathrooms/shower rooms, with the additional benefit of a self-contained annex situated above the garage. The annex features a kitchen, living room, bedroom with en suite, and a separate WC. Please note that the bathrooms require refurbishment.

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 shape pool and a summer house to the rear of the garden.

Please note there is planning permission available and plans upon request.

Location: Situated in this sought-after avenue adjacent to Hadley Woods, nearby to local shops, mainline station and primary school are close at hand. The property is also a short walk Hadley Wood Golf and Tennis Club.













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



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



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

Council Tax - H
Local Authority – Enfield

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