



Beech Hill Avenue
Hadley Wood, EN4





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Beech Hill Avenue

Hadley Wood – A Masterpiece of Architectural Elegance and Modern Indulgence

Commanding attention on one of Hadley Wood's most prestigious roads, this exceptional detached residence is a triumph of architectural design and sophisticated craftsmanship. Encompassing over 7,600 sq ft of meticulously curated living space, the home is set on a beautifully landscaped plot of just under 0.33 of an acre, offering grandeur, style, and effortless modern living in equal measure.

From its gated carriage driveway and landscaped approach to its expansive rear garden and double garage with integrated store, every element has been conceived to impress.

Ground Floor – A Grand Welcome

As you enter through the statement front door, you're greeted by a breathtaking triple-height reception hall, setting the tone for the elegance that follows. To the front of the home, a tranquil TV/family lounge offers a cosy retreat, while a chic guest cloakroom adds convenience.

The heart of the home lies to the rear: an awe-inspiring open-plan super room where daily life and entertaining converge in spectacular style. The Beckermann kitchen exudes sleek German precision, with Dekton quartz worktops, a bespoke Sepkva breakfast bar, Miele appliances, and a Quooker boiling water tap for everyday luxury. Adjacent, the prep kitchen and utility area are equally refined, equipped with integrated Siemens appliances.

Flowing effortlessly from the kitchen is a voluminous lounge/dining area, while a further formal reception room, currently arranged as a dining room, lends itself to elegant entertaining.

First Floor – Refined Private Quarters

Upstairs, discover four luxurious bedroom suites, each boasting walk-in wardrobes and sumptuous en-suites. The primary suite is an indulgent sanctuary, complete with dual dressing rooms and a lavish en-suite bathroom adorned with Italian porcelain tiles, and fittings by Hansgrohe, Laufen, and other distinguished brands.

Top Floor – Versatile Luxury Living

The top floor continues to impress with a dedicated home office, a generous store room, and a spectacular games and leisure room—a space with potential to transform into two sizeable bedrooms if desired. Completing this floor is a bespoke spa haven, featuring a beautifully crafted steam/shower room, designed for total relaxation and wellness.









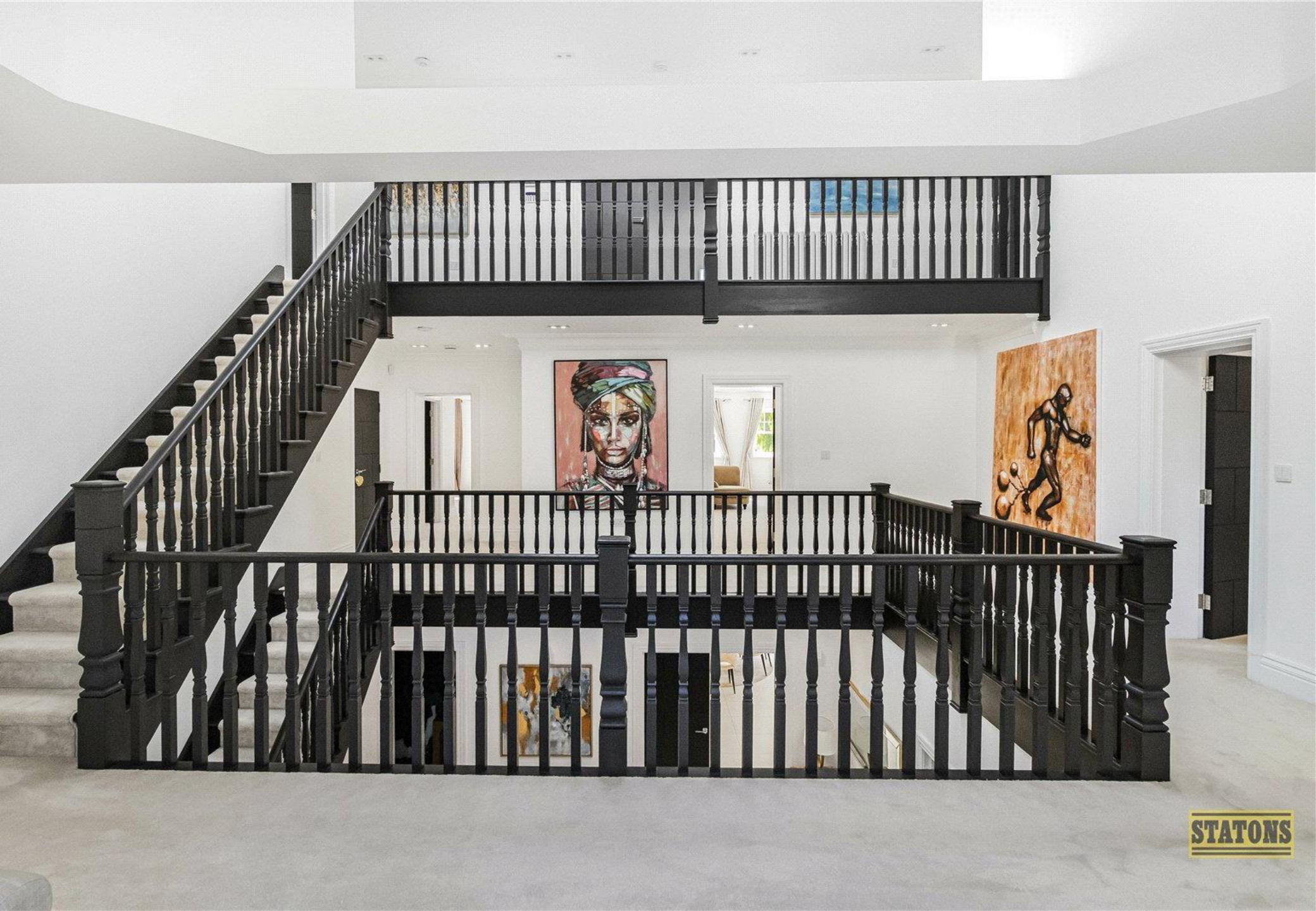








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Outdoor Living – A Sanctuary Beyond the Walls

To the rear, the west-facing garden is an entertainer’s paradise. A spacious terrace sets the scene for al fresco dining, while sweeping steps descend to a manicured lawn bordered by mature trees and lush planting.

The gated carriage driveway at the front not only adds presence and privacy but also accommodates multiple vehicles with ease, framed by refined landscaping and verdant borders.

Highlights Include:

- Italian porcelain tiles throughout bathrooms
- Underfloor heating to the entire ground floor
- Lutron RA2 intelligent lighting system
- Full CCTV security setup
- Integrated Sonos audio system throughout
- Beckermann kitchen with Sepkva bespoke breakfast bar
- Premium Miele and Siemens appliances
- Handcrafted bespoke joinery in all bedrooms
- Double garage and elegant carriage driveway

Location – Prestige with Connectivity

This remarkable home enjoys a privileged location in the tranquil enclave of Hadley Wood, offering countryside serenity with quick connections to London and beyond. Just a short walk to Hadley Wood Station, with direct services to Moorgate and King’s Cross, it’s also within easy reach of Cockfosters Underground Station (Piccadilly Line) and the M25 (Junction 24).

Nearby, the magnificent Trent Park Country Park offers over 4,000 acres of lakes, woodlands, and trails—perfect for leisure, riding, or quiet reflection.

For the discerning family, the area is home to a host of outstanding independent and grammar schools, including Stormont, Lochinver, St John's, Haberdashers' Aske’s, Mill Hill School, and Queen Elizabeth’s Schools.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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	

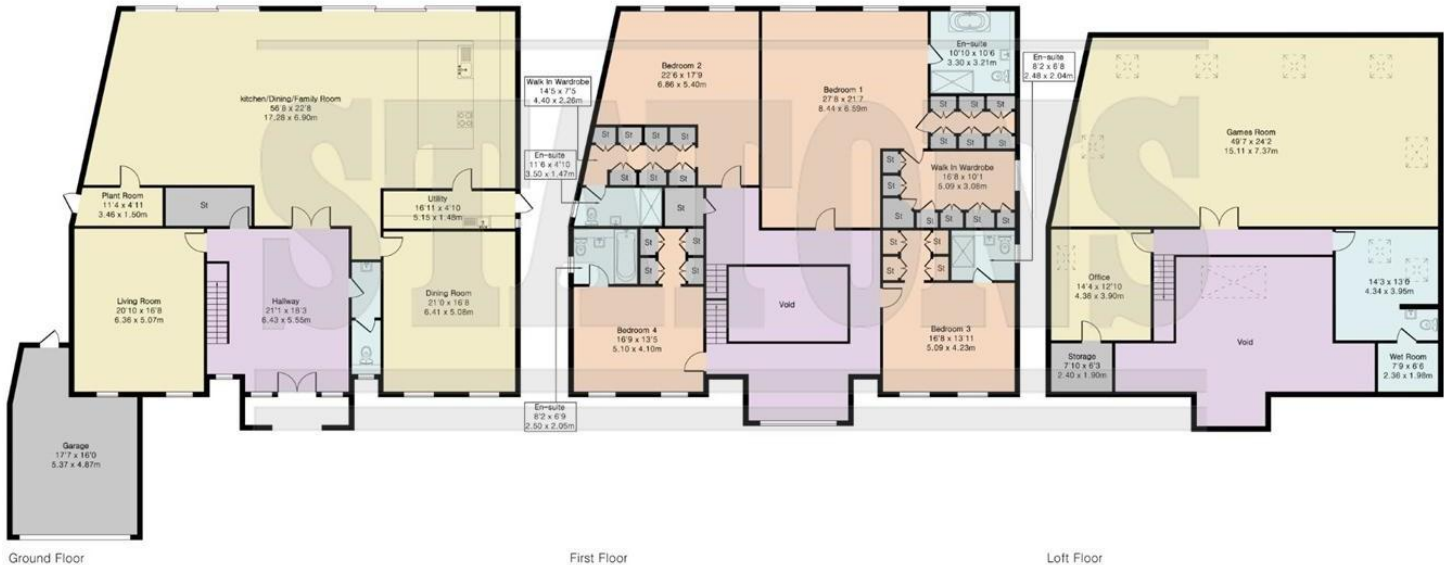
Approximate Gross Internal Area 7600 sq ft - 706 sq m

Ground Floor Area 2713 sq ft – 252 sq m

First Floor Area 2626 sq ft – 244 sq m

Loft Floor Area 1938 sq ft – 180 sq m

Garage Area 323 sq ft – 30 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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