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Turnbury, Beech Hill

Hadley Wood EN4

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Turnbury

40 Beech Hill, Hadley Wood, EN4 0JP

Set behind secure gates on a prestigious Hadley Wood address, this charming yet unmodernised detached residence presents a rare opportunity to create a bespoke family home in one of North London's most desirable areas.

Brimming with original character and period features, the existing layout offers multiple reception rooms, a kitchen, three/four bedrooms, and a family bathroom – all requiring full modernisation.

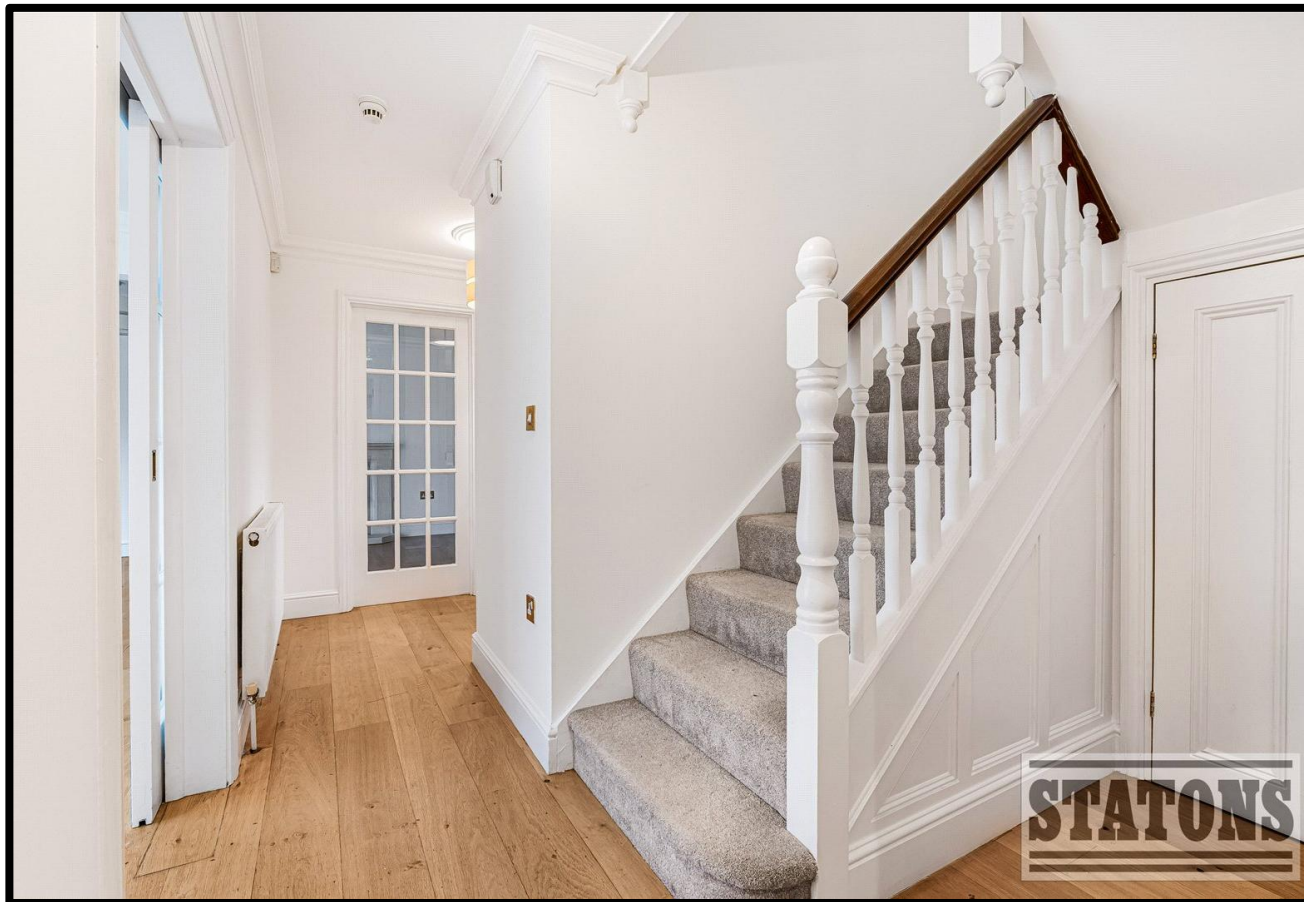
The property presents outstanding potential to extend or redevelop (subject to planning permission), making it an ideal prospect for those looking to tailor a home to their own style and requirements. A large south-west facing garden offers a peaceful and private setting, perfect for outdoor entertaining or future landscaping.

Further benefits include off-street parking, a garage, and the property is offered chain-free for a smooth and straightforward purchase.

Location: Within proximity of Hadley Wood mainline station which offers a regular service into Moorgate. Cockfosters underground station (Piccadilly Line) is approximately 3 miles away, as is junction 24 of the M25. Education is well catered for in the area, as are recreational facilities which include Hadley Wood Golf Club and Tennis Club.

Council Tax: H

Local Authority: Enfield







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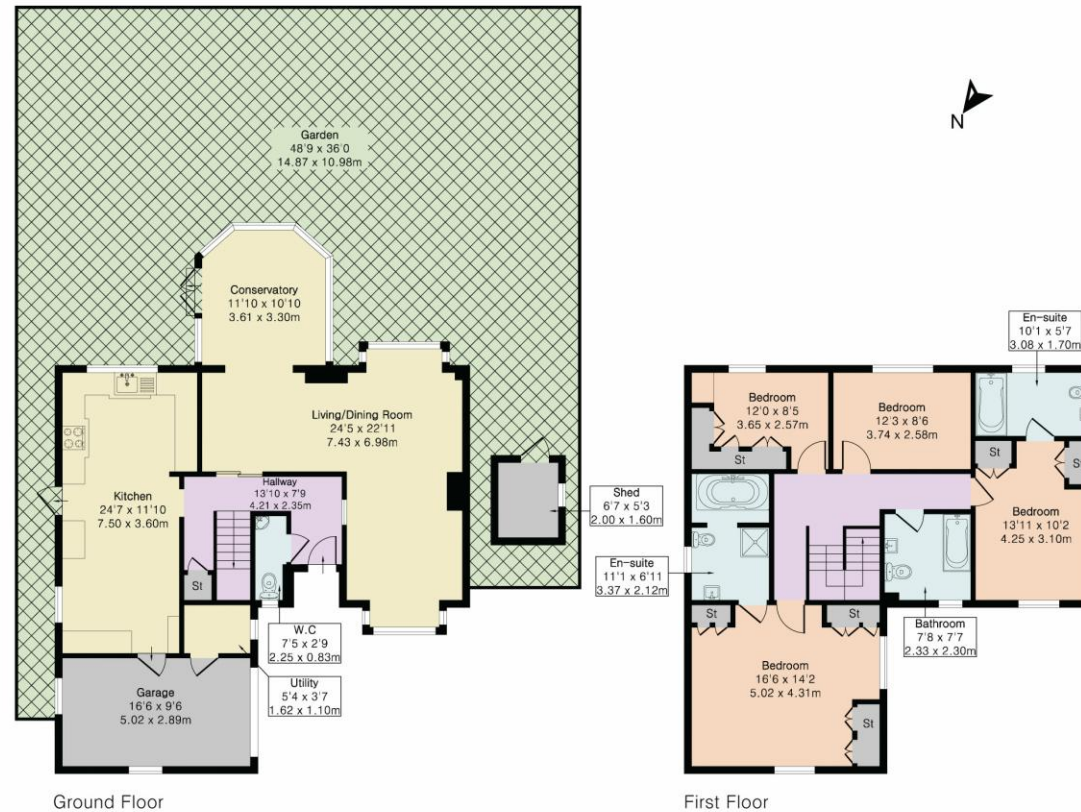
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	79 C
39-54	E		
21-38	F		
1-20	G		

**Approximate Gross Internal Area 2018 sq ft - 187 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 1079 sq ft – 100 sq m

First Floor Area 939 sq ft – 87 sq m

Outbuilding Area 34 sq ft – 3 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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