

# Beech Hill

Hadley Wood



# The Beeches, 50 Hadley Wood, Herts, EN4 0HZ

An imposing detached family residence in need of refurbishment positioned in a prominent location on one Hadley Wood's most premier roads. The property is located on the south side with an impressive gated driveway with a private and secluded rear garden.

The accommodation consists of five bedrooms and six bathrooms/shower rooms, there is also a separate annex above the garage that consists of a kitchen, living room, bedroom with en suite and a separate wc. 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 bean pool and a summer house to the rear of the garden

This property would be ideal for someone who would like to create their dream home, it has the potential to be re-modelled and extended should one wish, subject to the usual planning consents.

Location:- Situated in this sought after avenue adjacent to Hadley Woods. Hadley Wood local shops, mainline station and primary school are close at hand, as are Hadley Wood golf and tennis clubs. The M25 is a short drive away.

Please note that there is planning permission granted to create a Neo Georgian family residence by extending and remodelling the existing home with an indoor leisure facility. Plans available upon request.







































We warrant every aspect of the description of the property of this floor plan (except responsibility for items in a garage, outbuilding, garden and/or driveway) as shown on the floor plan. This warranty is included in the floor plan. The plan is for illustrative purposes only and is not to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Arden Building Surveyors Ltd. Plan produced using PlanIt.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	A			Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
21-45 kWh/m <sup>2</sup>	B			21-45 g/kWh	B		
16-20 kWh/m <sup>2</sup>	C			16-20 g/kWh	C		
11-15 kWh/m <sup>2</sup>	D			11-15 g/kWh	D		
6-10 kWh/m <sup>2</sup>	E			6-10 g/kWh	E		
1-5 kWh/m <sup>2</sup>	F			1-5 g/kWh	F		
0-1 kWh/m <sup>2</sup>	G			0-1 g/kWh	G		
Not energy efficient - higher running costs		45	69	Not environmentally friendly - higher CO <sub>2</sub> emissions		34	58
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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.



CGI for Proposed Neo Georgian Family Residence





# Planning permission granted to create a Neo Georgian family residence by extending and remodelling the existing home with an indoor leisure facility







PROPOSED  
FRONT ELEVATION  
SCALE: 1/8"



PROPOSED  
REAR ELEVATION  
SCALE: 1/8"



PROPOSED  
SIDE (WEST) ELEVATION  
SCALE: 1/8"



PROPOSED  
SIDE (EAST) ELEVATION  
SCALE: 1/8"



PROPOSED  
SECTION AA  
SCALE: 1/8"





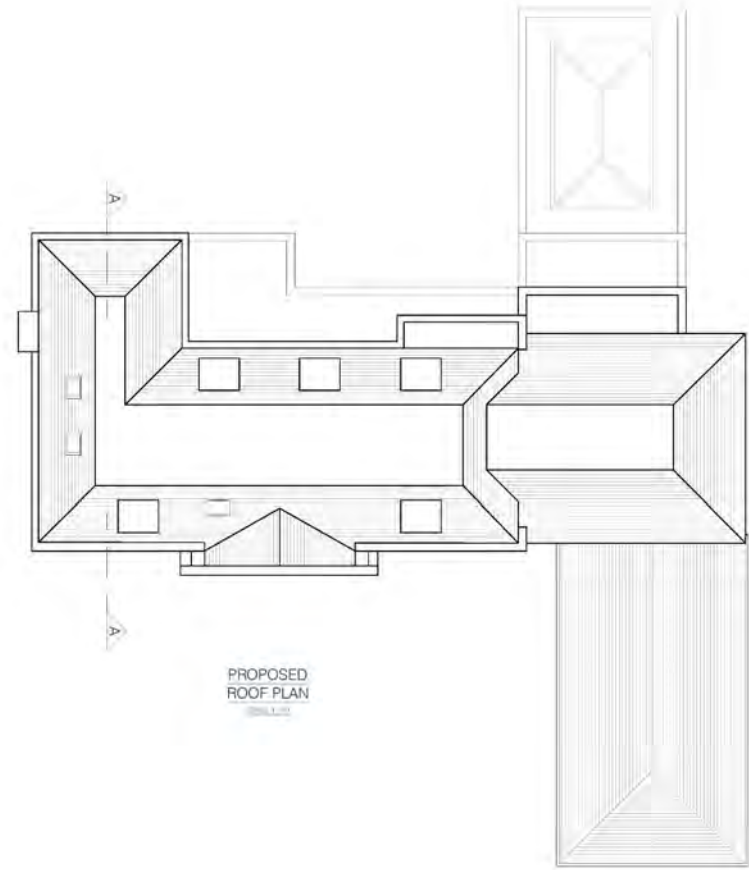
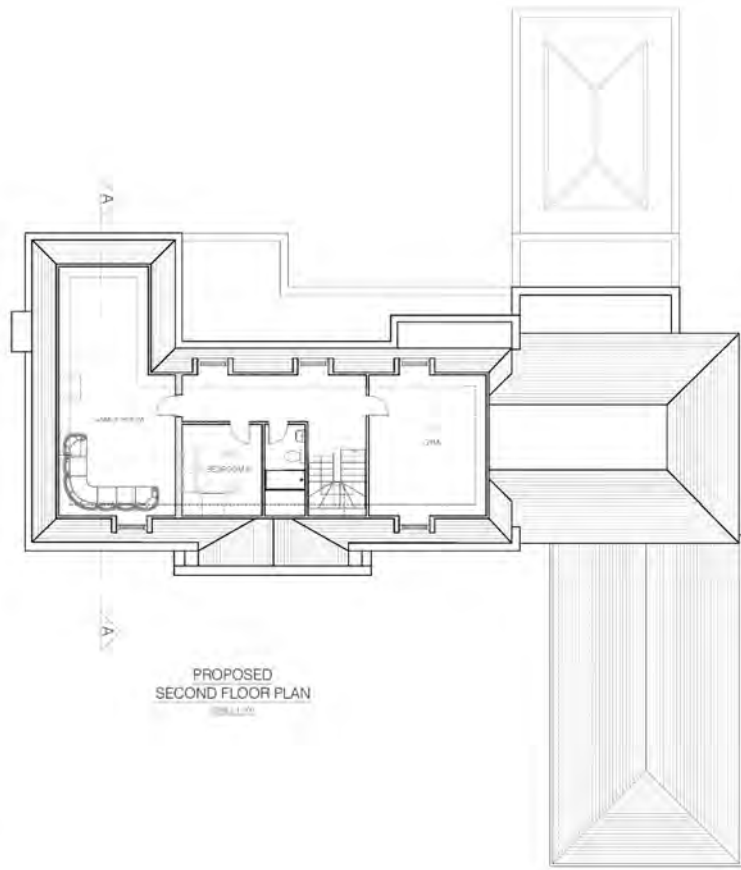
PROPOSED  
 GROUND FLOOR PLAN  
 1:500

- EXISTING STRUCTURE TO BE DEMOLISHED
- PROPOSED
- EXISTING STRUCTURE



PROPOSED  
 FIRST FLOOR PLAN  
 1:500









PROPOSED  
FRONT ELEVATION  
SCALE: 1/8"



PROPOSED  
REAR ELEVATION  
SCALE: 1/8"



PROPOSED  
SIDE (WEST) ELEVATION  
SCALE: 1/32"



PROPOSED  
SIDE (EAST) ELEVATION  
SCALE: 1/32"



PROPOSED  
SECTION A-A  
SCALE: 1/8"



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