



Beech Hill

Hadley Wood

A large, well-maintained garden with a stone patio, lawn, and trees. The garden is enclosed by a brick wall and features a paved area with a dining table and chairs, a blue slide, and a stone staircase leading down to a lower level. The sky is blue with scattered white clouds.

27 Beech Hill, Hadley Wood, Hertfordshire, EN4 0JN

A beautifully presented six bedroom detached family residence situated in Hadley Wood's premier roads. Set within a plot of approx. 0.29 of an acre. This family home blends traditional features including lovely high ceilings along with versatile accommodation.

The large reception hall leads to a spacious family living room which is accessed via double doors and has a dual aspect.

On the opposite side of the hall double doors also lead to a dining room. To the rear of the property there is a tv room and a morning room which has access to the kitchen with a door leading into the utility room. To complete the ground floor there is also a guest wc.

To the first floor there are six bedrooms, two family bathrooms and a separate w. Th principal suite also has the benefit of a dressing room and a five piece ensuite which has a separate bath and a walk in shower. To the complete the first floor there is also a study.

The rear garden is approx. 131ft in length and has a large terrace which is mainly laid to lawn and have mature shrubs and plants to the borders.

The property is accessed via an impressive sweeping carriage driveway leading to a single garage. The property has an impressive road frontage of approx. 64ft.

The property also has further potential extend (STPP)

Location:- Situated in the areas premier road within close proximity to Hadley Wood Golf Club and within easy distance to Hadley Wood mainline station (which offers a regular service into Moorgate and Kings Cross with a journey time of approx. 30 mins), local amenities & shops. Cockfosters underground station (Piccadilly Line) is approx. 3 miles away as is junction 24 of the M25, which provides a link to all major motorway links and to all London airports.

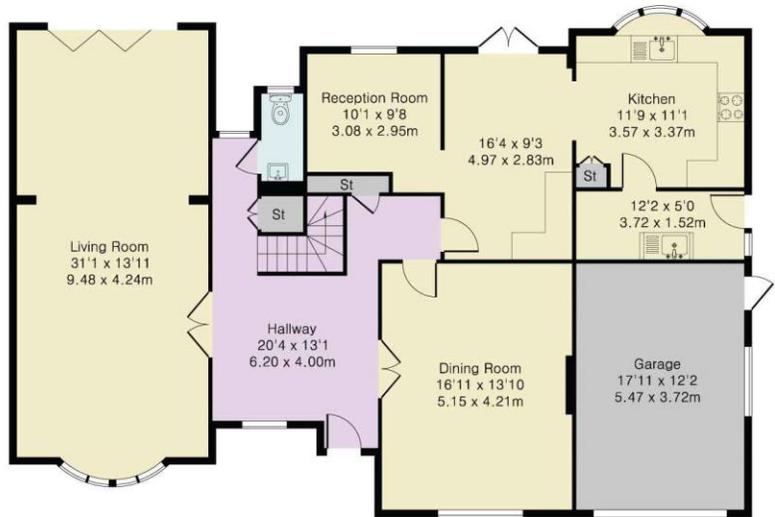








Approximate Gross Internal Area 3281 sq ft – 305 sq m
 Ground Floor Area 1649 sq ft – 153 sq m
 First Floor Area 1632 sq ft – 152 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(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	

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.

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