



Parkfield House, Beech Hill, Hadley Wood, EN4 0JW



Dating in parts back to 1880, Parkfield House is an imposing 8 bedroom detached period family home situated in one of Hadley Woods most premier addresses positioned within an extensive plot behind a gated entrance.

This home, which is circa 7600 sq. ft, has been maintained to a good standard throughout boasting a host of period features as well as offering well-proportioned accommodation ideal for both family living and entertaining on a grand scale.



Accommodation: Once inside Parkfield House, you enter into a stunning part double height reception hall with a gallery above and a guest cloakroom/WC. The reception hallway opens onto the principal reception rooms which include a large drawing room, spacious dining room, lounge, study, and family room all with high ceilings and period features.

The kitchen/breakfast room has a bespoke "Clive Christian" kitchen which comprises of an extensive range of wall and base units with a mixture of granite and solid woodwork surfaces and a feature matching island and a separate utility room. The kitchen also has a range of integrated appliances along with "Sub Zero Fridge Freezers".

A further reception room which is currently used as a playroom is accessed via the family room which provides access to the cellar and a further laundry room.













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From the Reception hallway a solid wood staircase rises to a spacious and characterful first floor landing and 5 bedrooms, 4 of which have en-suite bathrooms.

This also includes the master bedroom suite with views over the gardens provided by the private terrace off the master bedroom and benefits from a luxury en-suite bathroom and a dressing room.

On the top floor there are 3 further bedrooms, a cinema room, a family bathroom, and multiple storage areas. The extensive gardens which wrap partially around the house are beautifully maintained with a variety of trees and shrubs with hedge borders and a terrace which stretches across the side and rear of the property.





Approach: A wrought iron gated entrance leads to an extensive shingled driveway and detached double garage providing off street parking for a host of vehicles. The gardens can be fully accessed from the front of the property.





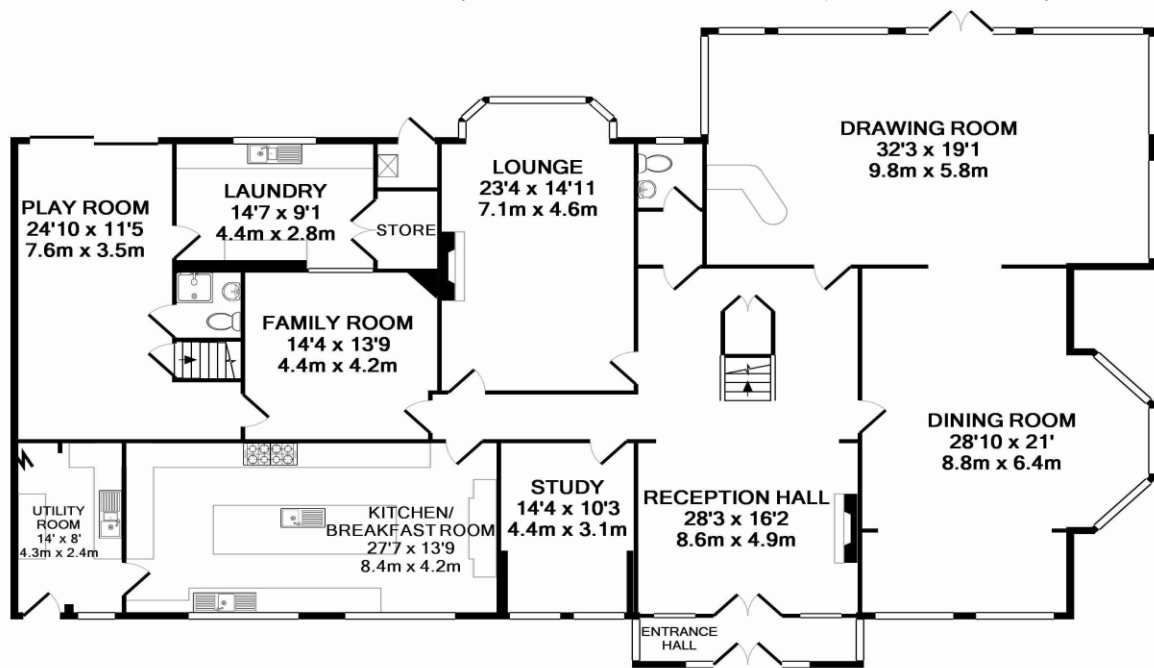


Location: Ideally located in this highly sought after setting within walking distance of Hadley Wood Golf Club, Tennis Club, Hadley Wood mainline station (which offers a regular service into Moorgate and Kings Cross with a journey time of approximately 30 minutes), and local shops, which include a restaurant, a hairdresser, a newsagent and a health club. Cockfosters Underground station (Piccadilly line) is approximately two miles away, as is Junction 24 of the M25, which provides a link to all major motorway links and London airports.

GARDEN
150'3 x 147'8
45.8m x 45.0m

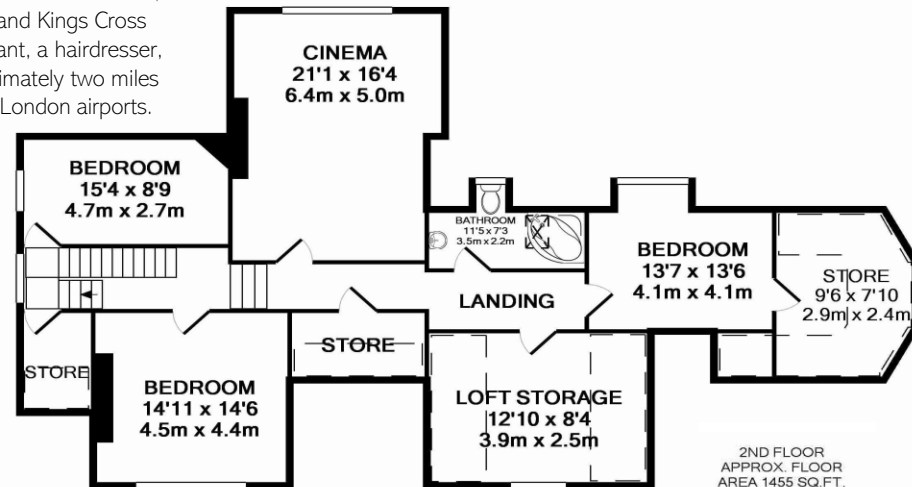
BASEMENT
14'4 x 13'9
4.4m x 4.2m

BASEMENT LEVEL
APPROX. FLOOR
AREA 217 SQ.FT.
(20.2 SQ.M.)

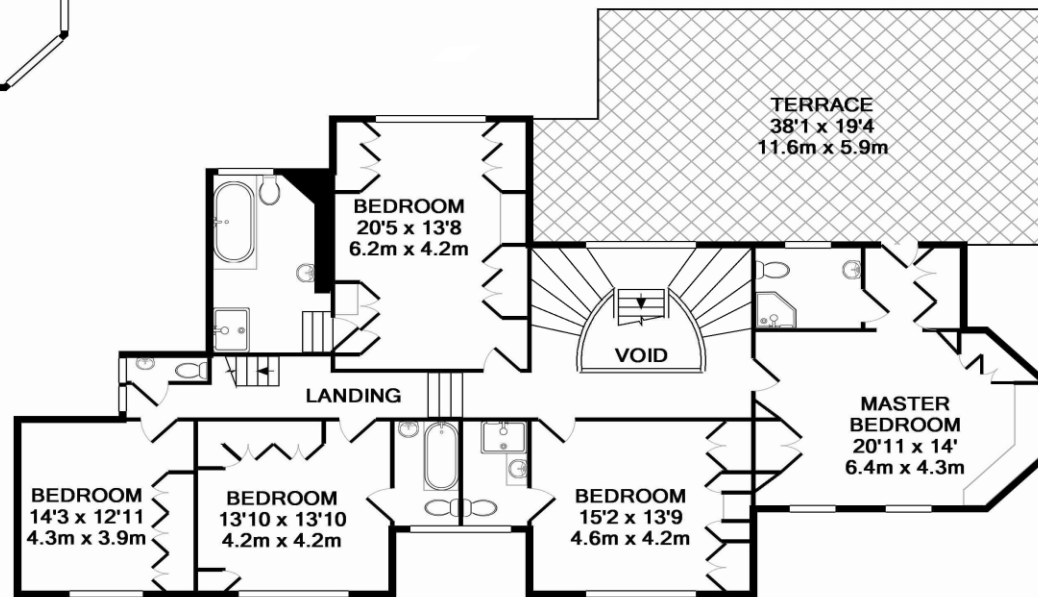


GROUND FLOOR
APPROX. FLOOR
AREA 4069 SQ.FT.
(378.0 SQ.M.)

GARAGE
27'1 x 24'5
8.3m x 7.5m



2ND FLOOR
APPROX. FLOOR
AREA 1455 SQ.FT.
(135.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1846 SQ.FT.
(171.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 7587 SQ.FT. (704.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax – TBC
Local Authority – Enfield

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