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Beech Hill Avenue

Hadley Wood EN4

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Beech Hill Avenue Hadley Wood, EN4 0LU

Commanding a prime position on one of Hadley Wood's most prestigious roads, this exceptional detached residence offers over 7,600 sq ft of beautifully designed living space, set within landscaped grounds approaching 0.33 of an acre.

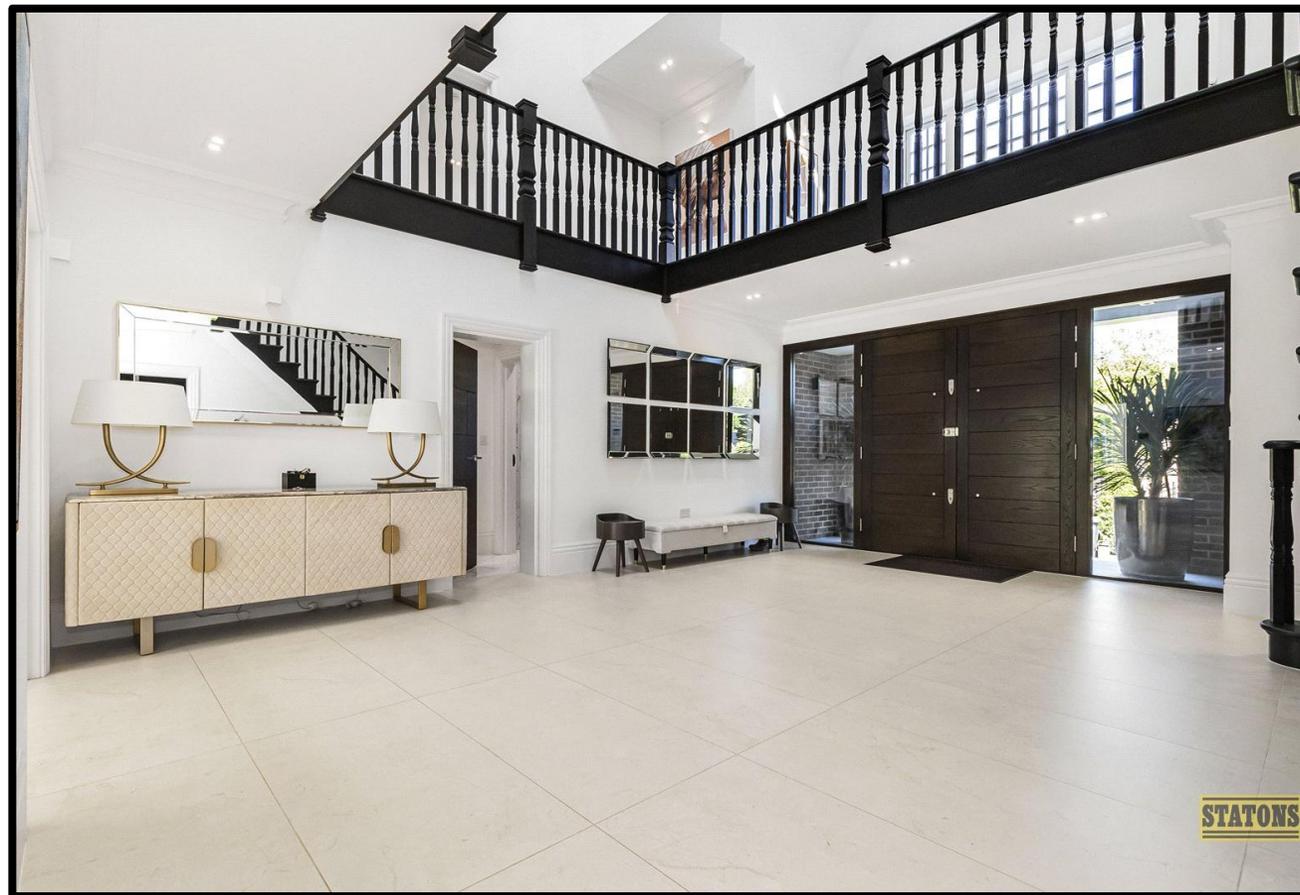
The impressive entrance opens into a striking triple-height reception hall, leading to a selection of elegant reception rooms and a spectacular open-plan kitchen, dining and living space overlooking the rear garden. The bespoke Beckermann kitchen features Dekton quartz worktops, a Sepkva breakfast bar, Miele appliances and a Quooker tap, complemented by a separate prep kitchen and utility room.

The first floor provides four luxurious bedroom suites, all with walk-in wardrobes and en-suite bathrooms, including an exceptional principal suite with dual dressing rooms and a beautifully appointed bathroom.

The top floor offers further versatile accommodation including a home office, large games/leisure room, store room and a bespoke spa area with steam/shower room. Externally, the west-facing garden provides a wonderful space for entertaining with a large terrace and manicured lawn. To the front, a gated carriage driveway offers ample parking and access to the double garage.

Ideally located close to Hadley Wood Station, Cockfosters Underground Station and the M25, the property is also within easy reach of Trent Park and a number of highly regarded schools.

Council Tax: H
Local Authority: Enfield





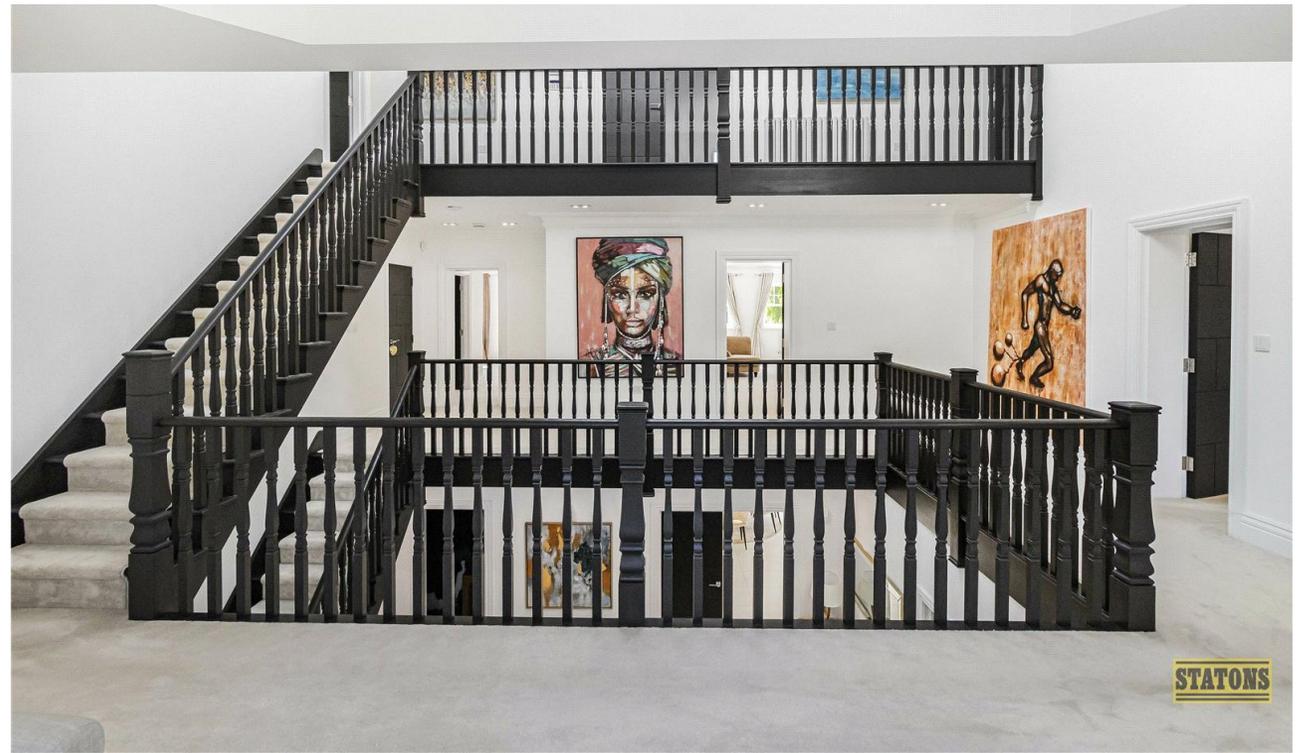
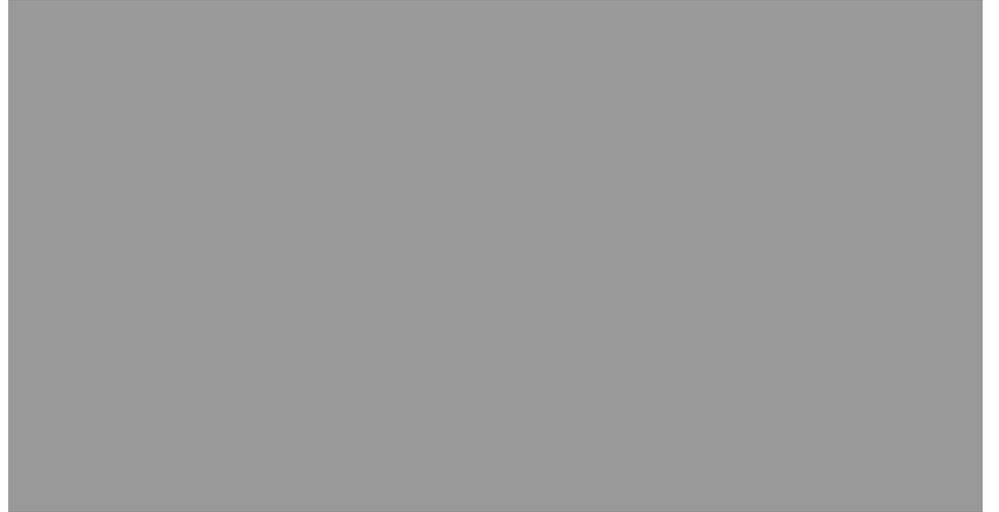


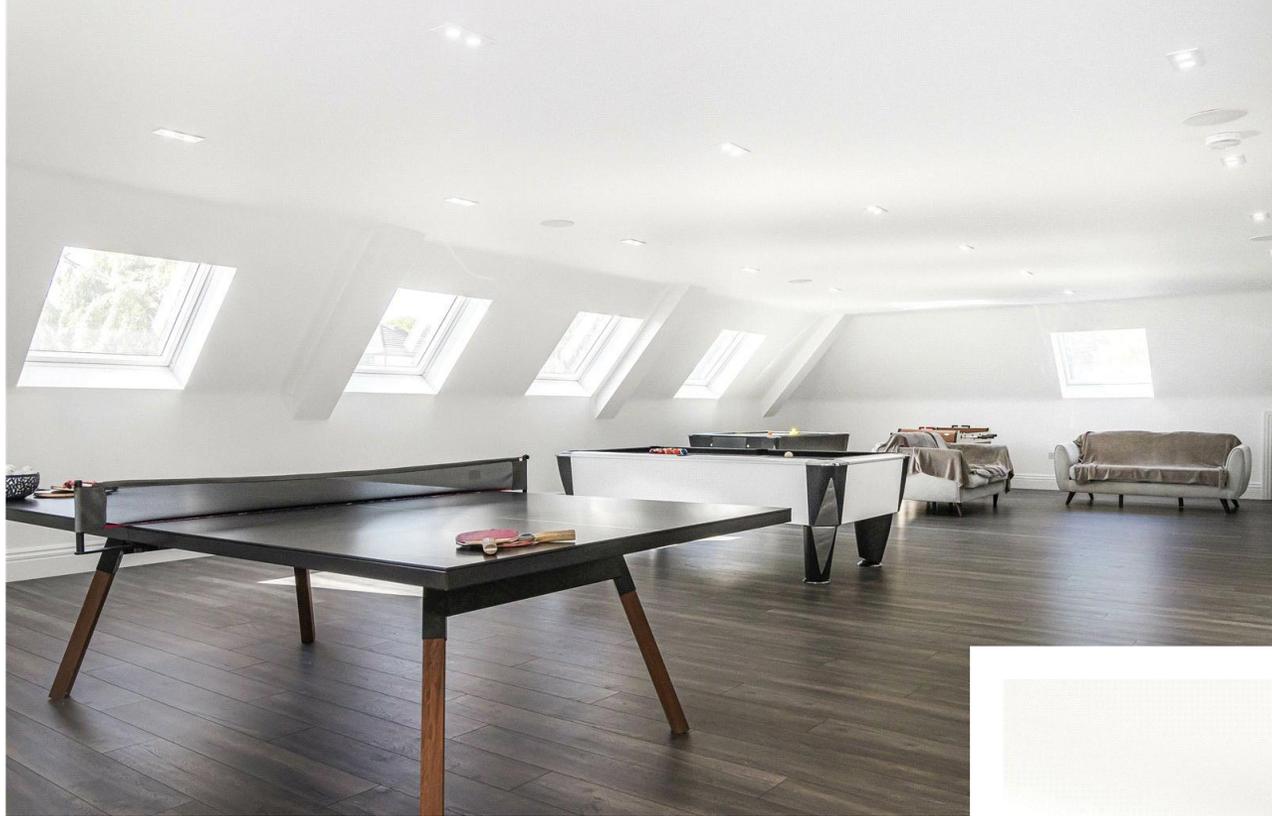






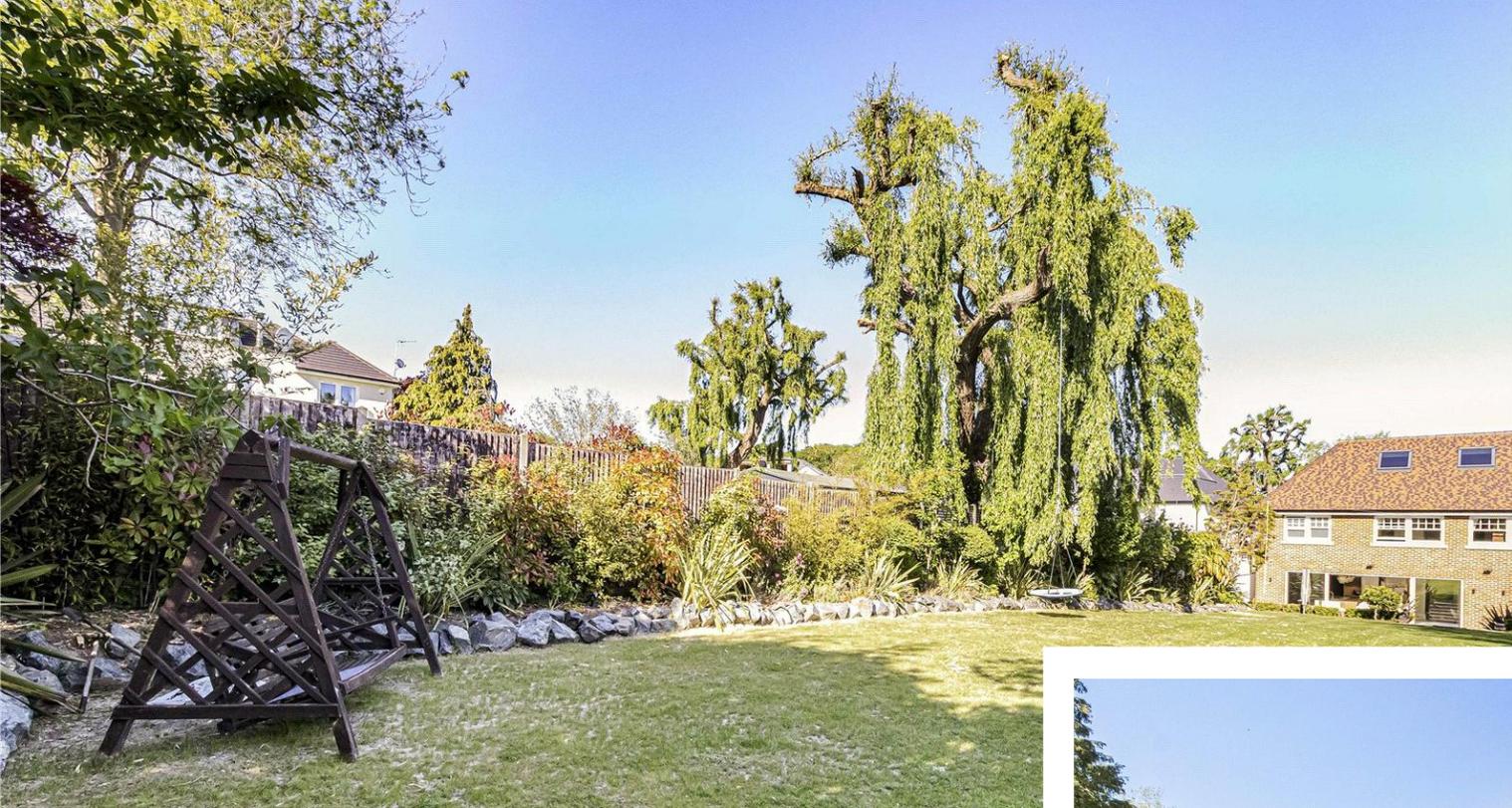








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Approximate Gross Internal Area 7600 sq ft - 706 sq m

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	81
(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	



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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